



MEMORANDUM

TO: Cumberland County Regional Planning Commission Members

FROM: Tommy Lee, Staff Planner

DATE: December 11, 2025

SUBJECT: December 18, 2025 Planning Commission Meeting

The Cumberland County Regional Planning Commission will hold its regularly scheduled meeting on Thursday, December 18, 2025 at 4:30 pm at the Cumberland County Chamber of Commerce. The agenda for the planning commission meeting is as follows:

1. Call to order.
2. Approval of November 20, 2025 minutes.
3. Public Comment regarding agenda items.
4. Public hearing and consideration regarding adding Raquet Club Drive to the county road list.
5. Public hearing and consideration regarding adding Houston Drive to the county road list.
6. Public hearing and consideration regarding adding Maple Ridge Lane, Maple Ridge Drive, Chestnut Ridge Lane and Chestnut Ridge Court to the county road list.
7. Consideration of final subdivision plat for property located off Claysville Road (Chilbert Division)*
8. Staff Report—Cunningham Division, Bolinger Combination, FGH Land Tennessee LLC Combination 1, FGH Land Tennessee LLC Combination 2 Czajka Combination, Reyna Combination, Arnold Adjustment and Lockhart Adjustment. *
9. Other business as necessary.
10. Other public comment.
11. Adjourn.

CTL

***See agenda review**

Wendell Wilson ___ John Stubbs ___ Linda Clark ___ Joe Sherrill ___ David Gibson ___ John Wedgworth ___

Nathan Brock ___ Shane Flowers ___ Sheryl Webb ___ Stanley Hall-Road Superintendent ___

Philip Burnett-County Attorney ___

AGENDA REVIEW
CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION
DECEMBER 18, 2025

Chilbert Division—Final

Michael Chilbert submitted a final subdivision plat for the purpose of creating one (1) proposed new lot from property larger than five (5) acres located off Claysville Road. The proposed new lot would consist of 2.06 acres and is currently vacant. The proposed new lot would have access to Claysville Road via an existing thirty (30) foot ingress/egress easement named Fuller Lane. The proposed new lot is served by an existing four (4) inch water line and would comply with all other Cumberland County Subdivision Regulations.

Cunningham Division—Final

Norman Cunningham submitted a final subdivision plat for the purpose of creating one (1) proposed new lot from property larger than five (5) acres located on Glade Creek Road. The proposed new lot would consist of 1.68 acres and is currently vacant. The proposed new lot is served by an existing six (6) inch water line and would comply with all other Cumberland County Subdivision Regulations.

Bolinger Combination—Final

Charles Bolinger submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Ewa Drive. The proposed new lot would consist of 0.53 acres and is currently vacant. The proposed new lot is served by an existing four (4) inch water line and would comply with all Cumberland County Subdivision Regulations.

FGH Land Tennessee LLC Combination 1—Final

FGH Land Tennessee LLC submitted a final combination plat for the purpose of adding an existing common space to one (1) existing lot located on Maple Ridge Drive. After the addition, the lot would consist of 0.589 acres and is currently vacant. The proposed new lot is served by an existing six (6) inch water line, existing sewer line and would comply with all Cumberland County Subdivision Regulations.

FGH Land Tennessee LLC Combination 2—Final

FGH Land Tennessee LLC submitted a final combination plat for the purpose of adding an existing common space to two (2) existing lots located on Maple Ridge Drive. After the addition, Lot 1 (shown as Lot 30) would consist of 0.350 acres and is currently vacant. Lot 2 (shown as Lot 31) would consist of 0.435 acres and is currently vacant. The proposed new lot is served by an existing six (6) inch water line, existing sewer line and would comply with all Cumberland County Subdivision Regulations.

Czajka Combination—Final

Kenneth Czajka submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Roundstone Terrace. The proposed new lot would consist of 1.32 acres and an existing residential structure. The proposed new lot is served by an existing four (4) inch water line, an existing two (2) inch sewer line and would comply with all Cumberland County Subdivision Regulations.

Reyna Combination—Final

Teresa Reyna submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Fox Den Court. The proposed new lot would consist of 0.50 acres and is

Wendell Wilson ___ John Stubbs ___ Linda Clark ___ Joe Sherrill ___ David Gibson ___ John Wedgworth ___

Nathan Brock ___ Shane Flowers ___ Sheryl Webb ___ Stanley Hall-Road Superintendent ___

Philip Burnett-County Attorney ___

currently vacant. The proposed new lot is served by an existing four (4) inch water line and would comply with all Cumberland County Subdivision Regulations.

Arnold Adjustment—Final

Emily Arnold submitted a final lot line adjustment plat for the purpose of adjusting the common boundary line of two (2) existing parcels located on Wolf Creek Drive. After the adjustment, Lot 1 would consist of 4.1009 acres and an existing residential structure. Lot 2 is larger than five (5) acres and is not subject to the jurisdiction of the PC. The proposed new lots are not served by public water and would comply with all Cumberland County Subdivision Regulations.

Lockhart Adjustment—Final

Scott Lockhart submitted a final lot line adjustment plat for the purpose of adjusting the common boundary line of two (2) existing parcels located on Open Range Road. After the adjustment, Lot 1 would consist of 1.981 acres, an existing residential structure and an existing accessory structure. Lot 2 is larger than five (5) acres and is not subject to the jurisdiction of the PC. The proposed new lots would be served by an existing ten (10) inch water line and would comply with all Cumberland County Subdivision Regulations.

Wendell Wilson ___ John Stubbs ___ Linda Clark ___ Joe Sherrill ___ David Gibson ___ John Wedgworth ___

Nathan Brock ___ Shane Flowers ___ Sheryl Webb ___ Stanley Hall-Road Superintendent ___

Philip Burnett-County Attorney ___

MINUTES
CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION
NOVEMBER 20, 2025

MEMBERS PRESENT

Wendell Wilson
John Stubbs
Linda Clark
Shane Flowers
John Wedgworth
Nathan Brock
David Gibson

MEMBERS ABSENT

Sheryl Webb

STAFF REPRESENTATIVE

Tommy Lee, UCDD

OTHERS PRESENT

Philip Burnett, County Attorney
Stanley Hall, Road Superintendent
Pattie Pitchford
Darcie Roach
Jon Roach
Beth Wedgworth
JT Smith
Mike Bond
Gary Nelson
Steve Heald
Tim Siecker

ITEM 1: CALL TO ORDER

Upon determining a quorum was present, Chairman John Wedgworth called the regular meeting of the Cumberland County Regional Planning Commission (PC) to order at 4:30 P.M. on November 20, 2025 at the Cumberland County Courthouse.

ITEM 2: APPROVAL OF OCTOBER 23, 2025 MINUTES

After calling the meeting to order, Chairman Wedgworth asked for approval of the October 23, 2025 minutes. Wendell Wilson made a motion to dispense with the reading of the minutes and approve the minutes as presented. Nathan Brock seconded and the motion passed with a vote of all ayes.

ITEM 3: PUBLIC COMMENT REGARDING AGENDA ITEMS.

No public comments regarding agenda items.

ITEM 4: DISCUSSION REGARDING ADDING RAQUET CLUB DRIVE TO THE COUNTY ROAD LIST.

Staff Planner presented a request on behalf of Pattie Pitchford (Deer Creek HOA President) to add Raquet Club Drive to the county road list. Pitchford stated that during a request for stop signs she found out that Raquet Club Drive was not on the county road list. Pitchford stated that all of the surrounding roads are on the county road list. After discussion, Chairman Wedgworth requested the Staff Planner to schedule a public hearing for December 18, 2025. County Attorney Philip Burnett requested that Staff confirm he spelling of the aforementioned road with E-911 and also confirm that Raquet Club Drive has not been listed on the county road list.

ITEM 5: CONSIDERATION OF THE 2026 CUMBERLAND COUNTY ROAD LIST.

Staff Planner presented the 2026 Cumberland County Road list on behalf of Road Superintendent Stanley Hall to the Planning Commission (PC) for consideration. Staff stated that there were five (5) changes to the road list that had been ratified by the County Commission. Those changes were the addition of Perry Creek Drive, a portion of Grapevine Road, Laurelwood Drive, and Laurelwood Circle, and changing the name of Calusa Circle to Warpath Circle. County Attorney Philip Burnett stated that Nature's Way should be removed from the road list. After discussion, Linda Clark made a motion to recommend that the Environmental Committee adopt the

2026 Cumberland County Road list pending that Nature's Way be removed from the list. Shane Flowers seconded, and the motion passed with a vote of all ayes.

ITEM 6: DISCUSSION REGARDING CHESTNUT RIDGE AND MAPLE RIDGE DEVELOPMENT.

Staff Planner presented a request on behalf of JT Smith to add four (4) roads (Chestnut Ridge Lane, Chestnut Ridge Court, Maple Ridge Lane and Maple Ridge Drive) to the county road list. Smith stated that the roads have been built to county road specifications and have been inspected by Road Superintendent Stanley Hall. After discussion, Chairman Wedgworth requested the Staff Planner to schedule a public hearing for December 18, 2025.

ITEM 7: ELECTION OF OFFICERS

Chairman John Wedgworth opened the floor for nominations for the office of Chairman. Linda Clark nominated John Wedgworth for Chairman. John Stubbs made a motion that the nominations cease and that Wedgworth be elected by acclamation. Shane Flowers seconded and the motion passed with a vote of all ayes. Chairman Wedgworth opened the floor for nominations for the office of Vice Chairman. Wendall Wilson nominated John Stubbs for the office of Vice-Chairman. Joe Sherrill made a motion that the nominations cease and that Stubbs be elected by acclamation. David Gibson seconded and the motion passed with a vote of all ayes. Chairman Wedgworth opened the floor for nominations for the office of Secretary. John Wedgworth nominated Linda Clark for Secretary. David Gibson made a motion that the nominations cease and that Clark be elected by acclamation. Joe Sherrill seconded and the motion passed with a vote of all ayes.

ITEM 8: STAFF REPORT

Staff Planner presented a report for fourteen (14) subdivision plats that had been administratively approved since the last planning commission meeting. The administratively approved subdivision plats are as follows:

Felch Division—Final

Elizabeth Felch submitted a final subdivision plat for the purpose of creating one (1) proposed new lot from property larger than five (5) acres located on Rock Quarry Road. The proposed new lot would consist of 3.01 acres and is currently vacant. The proposed new lot is not served by public water and would comply with all other Cumberland County Subdivision Regulations.

Maddux Division—Final

Annie Maddux submitted a final subdivision plat for the purpose of subdividing 5.372 acres into two (2) proposed new lots located on Lantana Road. Lot 1 would consist of 4.265 acres, an existing residential structure and two (2) existing accessory structures. Lot 2 would consist of 1.105 acres and is currently vacant. The proposed new lots would be served by an existing eight (8) inch water line and would comply with all Cumberland County Subdivision Regulations.

Ostrander Division—Final

Barry Ostrander submitted a final subdivision plat for the purpose of creating one (1) proposed new lot from property larger than five (5) acres located on Glade Creek Road. The proposed new lot would consist of 1.98 acres and is currently vacant. The proposed new lot would be served by an existing six (6) inch water line and would comply with all other Cumberland County Subdivision Regulations.

Webb Division—Final

June Webb submitted a final subdivision plat for the purpose of creating one (1) proposed new lot from property larger than five (5) acres located on Midway Road. The proposed new lot would consist of 1.006 acres, an existing residential structure and an existing accessory structure. The proposed new lot would be served by an existing four (4) inch water line and would comply with all other Cumberland

County Subdivision Regulations.

Hogan Division—Final

Becky Hogan submitted a final subdivision plat for the purpose of creating one (1) proposed new lot from property larger than five (5) acres located on Shady Loop. The proposed new lot would consist of 1.00 acre, an existing residential structure and an existing accessory structure. The proposed new lot would be served by an existing two (2) inch water line and would comply with all other Cumberland County Subdivision Regulations.

Bogges Combination—Final

Jay Bogges submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Lakeview Drive and Jasper Drive. The proposed new lot would consist of 0.69 acres, an existing residential structure and an existing accessory structure. The proposed new lot is served by an existing six (6) inch water line, an existing eight (8) inch sewer line and would comply with all Cumberland County Subdivision Regulations.

Burt Combination—Final

Don Burt submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Kingsdown Drive. The proposed new lot would consist of 0.48 acres and an existing residential structure. The proposed new lot is served by an existing six (6) inch water line, an existing three (3) inch sewer line and would comply with all Cumberland County Subdivision Regulations.

Craver Combination—Final

Howard Craver submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Westchester Drive and Brackenridge Lane. The proposed new lot would consist of 0.59 acres and an existing residential structure. The proposed new lot is served by an existing six (6) inch water line, an existing twelve (12) inch sewer line and would comply with all Cumberland County Subdivision Regulations.

Phillips Combination—Final

Eric Phillips submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Sioux Road. The proposed new lot would consist of 0.51 acres and is currently vacant. The proposed new lot is served by an existing six (6) inch water line and would comply with all Cumberland County Subdivision Regulations.

Rock Steady Builders Combination—Final

Rock Steady Builders submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Natchez Circle. The proposed new lot would consist of 0.51 acres and is currently vacant. The proposed new lot is served by an existing six (6) inch water line, existing two (2) inch sewer line and would comply with all Cumberland County Subdivision Regulations.

Smyth Combination—Final

Sue Ellen Smyth submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Cromwell Lane. The proposed new lot would consist of 0.61 acres and an existing residential structure. The proposed new lot is served by an existing six (6) inch water line, an existing three (3) inch sewer line and would comply with all Cumberland County Subdivision Regulations.

Stith Combination—Final

Lloyd Stith submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Havenridge Circle and Havenridge Place. The proposed new lot would consist of 0.99 acres and an existing residential structure. The proposed new lot is served by an existing six (6) inch water line, an existing two (2) inch sewer line and would comply with all Cumberland County Subdivision Regulations.

Tyson Combination—Final

David Tyson submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Exeter Drive and Darwin Lane. The proposed new lot would consist of 0.48 acres and an existing residential structure. The proposed new lot is served by an existing six (6) inch water line, an existing two (2) inch sewer line and would comply with all Cumberland County Subdivision Regulations.

Williams Combination—Final

Richard Williams submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Holly Court and Holly Lane. The proposed new lot would consist of 0.66 acres and an existing residential structure. The proposed new lot is served by an existing six (6) inch water line, an existing two (2) inch sewer line and would comply with all Cumberland County Subdivision Regulations.

Laylock Adjustment—Final

Jeff Laylock submitted a final lot line adjustment plat for the purpose of adjusting the common boundary line of two (2) existing parcels located on Highway 70 East. After the adjustment, Lot 1 would consist of 1.55 acres, an existing residential structure and three (3) existing accessory structures. Lot 2 is larger than five (5) acres and is not subject to the jurisdiction of the PC. The proposed new lots would be served by an existing ten (10) inch water line and would comply with all Cumberland County Subdivision Regulations.

ITEM 9: CONSIDERATION OF FINAL SUBDIVISION PLAT FOR PROPERTY LOCATED ON PEAVINE ROAD AND WOODGATE CIRCLE (ROACH DIVISION)

Jon and Darcie Road submitted a final subdivision plat for the purpose of subdividing 7.05 acres into three (3) proposed new lots located on Peavine Road and Woodgate Circle. Lot 1 would consist of 4.42 acres and three (3) existing commercial structures. Lot 2 (shown as Lot 4) would consist of 1.27 acres and an existing commercial structure. Lot 3 (shown as Lot 5) would consist of 1.36 acres, three (3) existing commercial structures and an existing accessory structure. The proposed new lots would be served by an existing twelve (12) inch water line, an existing four (4) inch sewer line and would comply with all Cumberland County Subdivision Regulations. Darcie Roach stated that this division was the result of a court order from an estate settlement. After discussion, Linda Clark made a motion to approve the submitted final plat pending that all required signatures be obtained. David Gibson seconded and the motion passed with a vote of all ayes.

ITEM 10: OTHER BUSINESS AS NECESSARY

Steve Heald and Tim Siecker addressed the PC regarding a plat that was approved by the PC on August 19, 2021. Heald and Siecker stated that the Smart Division on Houston Drive was approved by the PC with accepted letters of credit to guarantee that Calvin Smart (developer) would install water lines, a fire hydrant and extend Houston Drive (a county road). Heald and Siecker stated that while the water lines were installed, the fire hydrant and road construction have not been completed. Staff Planner and Secretary Linda Clark stated that they would research the issue. Also, it was the unanimous consent of the PC to move the time of the monthly PC meetings from 5:00 P.M to 4:30 P.M.

With no other business, John Stubbs made a motion to adjourn. Shane Flowers seconded and the motion passed with a vote of all ayes. The next scheduled meeting of the Cumberland County Planning Commission is scheduled for December 18, 2025.

CTL

Chairperson

Date

Secretary

Date



Application to Amend Cumberland County Road List

There is a nonrefundable \$100 fee taken at the time of application to cover the cost of required public notice.

Please return finished application, with fee, to the Cumberland County Mayor's Office.

ADMIN USE ONLY

DATE RECEIVED: 10/28/25

AMOUNT: \$100

Check Cash

INITIALS: BWJ

Applicant Information:

Deer Creek HOA
 NAME
P.O. Box 3847 Crossville 38557
 STREET ADDRESS
13 Deer Cr. Dr Crossville 38571
 CITY STATE ZIP

407-532-5131
 PHONE
pattie@austinhillsolutions.com
 EMAIL

IF NECESSARY, LIST ANY ADDITIONAL PARTIES HERE:

Pattie Pitchford
 NAME
HOA Bd. President
 ADDRESS
407-532-5131
 PHONE

NAME
 ADDRESS
 PHONE

NAME
 ADDRESS
 PHONE

Roadway Information:

Raguet Club Drive
 ROAD NAME

LENGTH OF ROAD (Nearest tenth of a mile) WIDTH OF ROAD (feet) WIDTH OF ROADBED (feet)

WIDTH OF PAVED SURFACE (feet) NUMBER OF DRAINAGE STRUCTURES MAX LOAD ALLOWED

25 SPEED LIMIT (if any) 25 years AGE OF ROAD WEIGHT-LIMITED BRIDGE?
 yes no

ADDITIONAL TYPES OF VEHICLES, IF ANY, USING THE ROADWAY: Agricultural equipment Logging trucks Commercial ATVs

TYPE OF SURFACE: Asphalt Tar & Chip Gravel

DESCRIPTION OF BEGINNING AND END POINTS BEING CONSIDERED:

Raguet Club Drive which connects both sides
of Iron Wood Circle

History:

Has the road appeared on previous road lists? If yes, what year(s)? Yes No

No Knowledge

Is there proof of previous county maintenance on the road? Yes No

Do deeds along the roadway denote the road as a county road? Which deed? Yes No

N/A

Is this a clerical error on the list? (Example: wrong length, misspelled name, etc.) Yes No

Type of error: N/A

It's been paved & lined but not by HOA

Right-of-Way:

Is the title clear? Yes No

Comments: N/A

Are there any current court proceedings or judgements regarding use of the road? Yes No

Comments: No Knowledge of

Are there any deeds describing special use of the land that goes under the road? Yes No

Comments: No Knowledge of

Is the right-of-way taxed? N/A Yes No

BELOW THIS LINE FOR ROAD SUPERINTENDENT AND PLANNING USE ONLY

RECOMMENDATIONS

A. Cumberland County Road Superintendent

- 1. Estimated cost of meeting road acceptance standards: \$ _____
- 2. Estimated yearly maintenance cost: \$ _____
- 3. Anticipated lifespan before maintenance required: _____
- 4. Request meets road acceptance standards Yes No
- 5. Recommended Class: 1 2 3 4
- 6. Recommended Classification: Arterial Collector Local Cul-de-sac
- 7. Approve Deny

Superintendent, Highway Department (Signature) Date

Comments: _____

B. Cumberland County Regional Planning Commission

- 1. A variance is required for approval Yes No
- 2. Variance will not be detrimental to public safety, welfare, or property Yes No
- 3. Variance request is unique to the property Yes No
- 4. A hardship to the owner will result if variance is not approved Yes No

Secretary, Cumberland County Regional Planning Commission (Signature) Date

Comments: _____

C. Environmental Committee Approve Deny

Chairman, Environmental Committee (Signature) Date

Comments: _____

D. County Attorney Approve Deny

County Attorney (Signature) Date

Comments: _____

E. Cumberland County Commission Approve Deny

Resolution No. _____

Comments: _____

DEER CREEK HOMEOWNERS ASSOCIATION

1079

ORIGINAL DOCUMENT PRINTED ON CHEMICAL RESISTIVE PAPER WITH MICROPRINTED BORDER

DEER CREEK HOMEOWNERS ASSOCIATION

PO BOX 3847
CROSSVILLE, TN 38557

FIRST NATIONAL BANK OF TENNESSEE

87-123/641

1079

NUMBER

PAY
TO THE
ORDER
OF

*One Hundred & no/100
Cumberland County TN*

DATE

10/28/25

AMOUNT

100.00



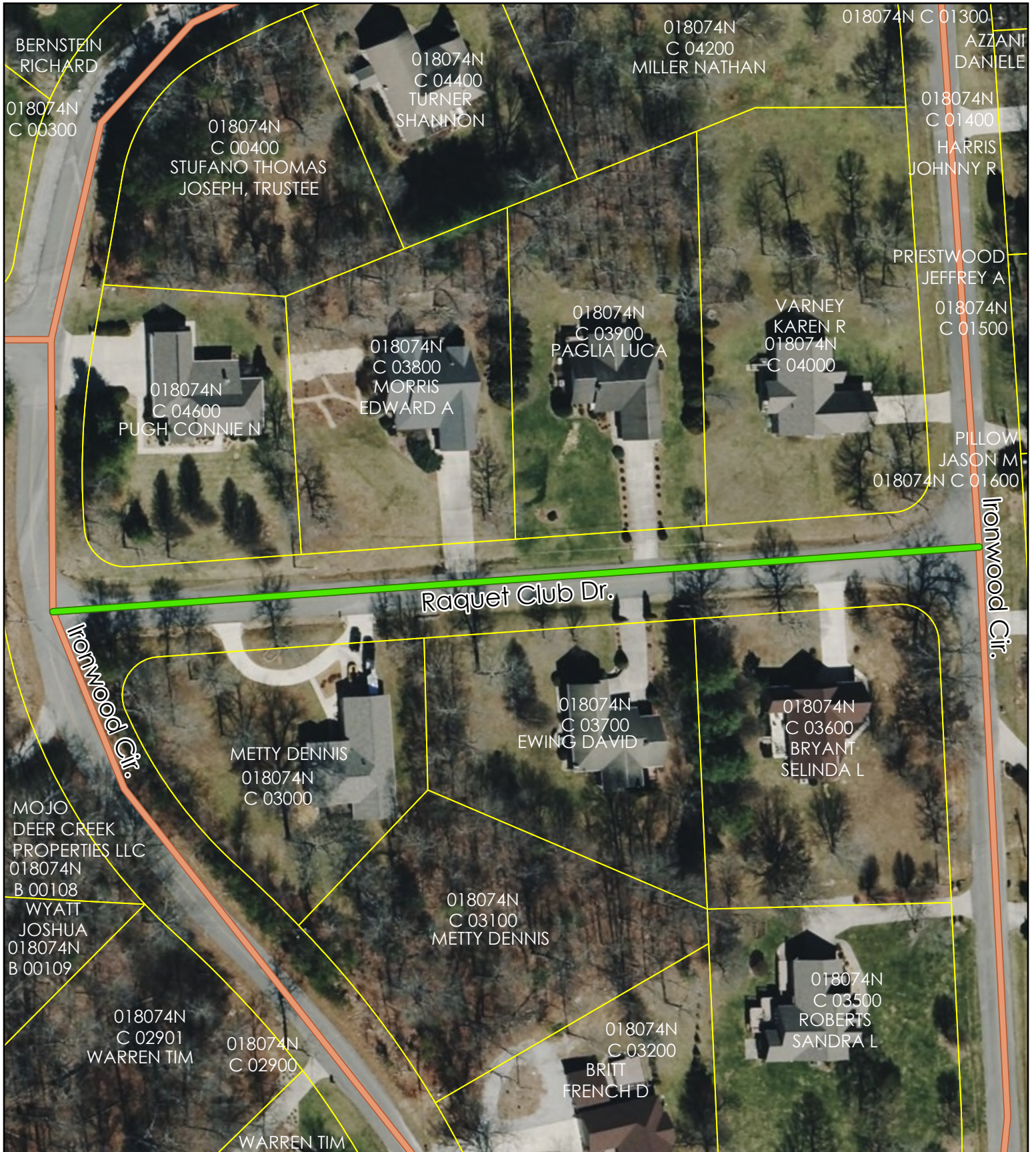
Melina Sliger



Security Features Included. Details on back.

⑈001079⑈ ⑆064101233⑆ 708 780 2⑈

Racquet Club Dr.





Application to Amend Cumberland County Road List

There is a nonrefundable \$100 fee taken at the time of application to cover the cost of required public notice.

Please return finished application, with fee, to the Cumberland County Mayor's Office.

ADMIN USE ONLY

DATE RECEIVED: 11/21/25

AMOUNT: \$100

Check Cash

INITIALS: JL

Applicant Information:

TIM SPECKER
 NAME 240 882 3591
 PHONE
496 HOUSTON DRIVE
 STREET ADDRESS tim@dpc09.net
 EMAIL
Crossville TN 38555
 CITY STATE ZIP

IF NECESSARY, LIST ANY ADDITIONAL PARTIES HERE:

<u>STEVE HEALD</u>		
NAME	NAME	NAME
<u>495 HOUSTON DRIVE</u>		
ADDRESS	ADDRESS	ADDRESS
<u>916 759-1842</u>		
PHONE	PHONE	PHONE

Roadway Information:

HOUSTON DRIVE (MOUNTAIN VISTA PHASE II)
ROAD NAME

LENGTH OF ROAD (Nearest tenth of a mile) _____ WIDTH OF ROAD (feet) _____ WIDTH OF ROADBED (feet) _____

WIDTH OF PAVED SURFACE (feet) _____ NUMBER OF DRAINAGE STRUCTURES _____ MAX LOAD ALLOWED _____

SPEED LIMIT (if any) _____ AGE OF ROAD 4 YEARS WEIGHT-LIMITED BRIDGE? yes no

ADDITIONAL TYPES OF VEHICLES, IF ANY, USING THE ROADWAY: Agricultural equipment Logging trucks Commercial ATVs

TYPE OF SURFACE: Asphalt Tar & Chip Gravel

DESCRIPTION OF BEGINNING AND END POINTS BEING CONSIDERED:

History:

Has the road appeared on previous road lists? If yes, what year(s)? Yes No

Is there proof of previous county maintenance on the road? Yes No

Do deeds along the roadway denote the road as a county road? Which deed? Yes No

Is this a clerical error on the list? (Example: wrong length, misspelled name, etc.) Yes No

Type of error: _____

Right-of-Way:

Is the title clear? Yes No

Comments: _____

Are there any current court proceedings or judgements regarding use of the road? Yes No

Comments: _____

Are there any deeds describing special use of the land that goes under the road? Yes No

Comments: _____

Is the right-of-way taxed? Yes No

BELOW THIS LINE FOR ROAD SUPERINTENDENT AND PLANNING USE ONLY

RECOMMENDATIONS

A. Cumberland County Road Superintendent

- 1. Estimated cost of meeting road acceptance standards: \$ _____
- 2. Estimated yearly maintenance cost: \$ _____
- 3. Anticipated lifespan before maintenance required: _____
- 4. Request meets road acceptance standards Yes No
- 5. Recommended Class: 1 2 3 4
- 6. Recommended Classification: Arterial Collector Local Cul-de-sac
- 7. Approve Deny

Superintendent, Highway Department (Signature) Date

Comments: _____

B. Cumberland County Regional Planning Commission

- 1. A variance is required for approval Yes No
- 2. Variance will not be detrimental to public safety, welfare, or property Yes No
- 3. Variance request is unique to the property Yes No
- 4. A hardship to the owner will result if variance is not approved Yes No

Secretary, Cumberland County Regional Planning Commission (Signature) Date

Comments: _____

C. Environmental Committee Approve Deny

Chairman, Environmental Committee (Signature) Date

Comments: _____

D. County Attorney Approve Deny

County Attorney (Signature) Date

Comments: _____

E. Cumberland County Commission Approve Deny

Resolution No. _____

Comments: _____



Application to Amend Cumberland County Road List

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Please return finished application, with fee, to the Cumberland County Mayor's Office.

ADMIN USE ONLY

DATE RECEIVED: 11/14/25

AMOUNT: \$100

Check Cash

INITIALS: JJ

Applicant Information:

FGH Land TN, LLC
NAME
PO Box 1531
STREET ADDRESS
Fairfield Glade, TN 38558
CITY STATE ZIP

931-248-4710
PHONE
barry.fieh@fielengineering.net
EMAIL

IF NECESSARY, LIST ANY ADDITIONAL PARTIES HERE:

NAME	NAME	NAME
ADDRESS	ADDRESS	ADDRESS
PHONE	PHONE	PHONE

Roadway Information: (Maple Ridge Subdivision)

Maple Ridge Lane / Maple Ridge Drive
ROAD NAME

<u>0.48</u> LENGTH OF ROAD (Nearest tenth of a mile)	<u>20'</u> WIDTH OF ROAD (feet)	<u>28'</u> WIDTH OF ROADBED (feet)
<u>20'</u> WIDTH OF PAVED SURFACE (feet)	<u>3</u> NUMBER OF DRAINAGE STRUCTURES	<u>66,000 #</u> MAX LOAD ALLOWED
<u>30 mph</u> SPEED LIMIT (if any)	<u>New</u> AGE OF ROAD	WEIGHT-LIMITED BRIDGE? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no

ADDITIONAL TYPES OF VEHICLES, IF ANY, USING THE ROADWAY: Agricultural equipment Logging trucks Commercial ATVs

TYPE OF SURFACE: Asphalt Tar & Chip Gravel

DESCRIPTION OF BEGINNING AND END POINTS BEING CONSIDERED:

Catawba Blvd to end of Maple Ridge Drive

History:

Has the road appeared on previous road lists? If yes, what year(s)? Yes No

Is there proof of previous county maintenance on the road? Yes No

Do deeds along the roadway denote the road as a county road? Which deed? Yes No

Is this a clerical error on the list? (Example: wrong length, misspelled name, etc.) Yes No

Type of error: _____

Right-of-Way:

Is the title clear? Yes No

Comments: _____

Are there any current court proceedings or judgements regarding use of the road? Yes No

Comments: _____

Are there any deeds describing special use of the land that goes under the road? Yes No

Comments: _____

Is the right-of-way taxed? Yes No

BELOW THIS LINE FOR ROAD SUPERINTENDENT AND PLANNING USE ONLY

RECOMMENDATIONS

A. Cumberland County Road Superintendent

- 1. Estimated cost of meeting road acceptance standards: \$ _____
- 2. Estimated yearly maintenance cost: \$ _____
- 3. Anticipated lifespan before maintenance required: _____
- 4. Request meets road acceptance standards Yes No
- 5. Recommended Class: 1 2 3 4
- 6. Recommended Classification: Arterial Collector Local Cul-de-sac
- 7. Approve Deny

Superintendent, Highway Department (Signature)

Date

Comments: _____

B. Cumberland County Regional Planning Commission

- 1. A variance is required for approval Yes No
- 2. Variance will not be detrimental to public safety, welfare, or property Yes No
- 3. Variance request is unique to the property Yes No
- 4. A hardship to the owner will result if variance is not approved Yes No

Secretary, Cumberland County Regional Planning Commission (Signature) Date

Comments: _____

C. Environmental Committee Approve Deny

Chairman, Environmental Committee (Signature) Date

Comments: _____

D. County Attorney Approve Deny

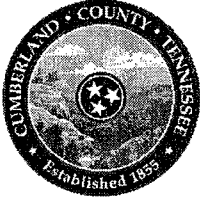
County Attorney (Signature) Date

Comments: _____

E. Cumberland County Commission Approve Deny

Resolution No. _____

Comments: _____



Application to Amend Cumberland County Road List

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Please return finished application, with fee, to the Cumberland County Mayor's Office.

ADMIN USE ONLY

DATE RECEIVED: 11/14/25

AMOUNT: \$100

Check Cash

INITIALS: [Signature]

Applicant Information:

FGH Land TN, LLC
NAME
PO Box 1531
STREET ADDRESS
Fairfield Glade, TN 38558
CITY STATE ZIP

931-248-4710
PHONE
barryfield@freddengineering.net
EMAIL

IF NECESSARY, LIST ANY ADDITIONAL PARTIES HERE:

NAME	NAME	NAME
ADDRESS	ADDRESS	ADDRESS
PHONE	PHONE	PHONE

Roadway Information: (Chestnut Ridge Subdivision, Block 1)

Chestnut Ridge Lane / Chestnut Ridge Court
ROAD NAME

<u>0.54</u> LENGTH OF ROAD (Nearest tenth of a mile)	<u>20'</u> WIDTH OF ROAD (feet)	<u>28'</u> WIDTH OF ROADBED (feet)
<u>20'</u> WIDTH OF PAVED SURFACE (feet)	<u>5</u> NUMBER OF DRAINAGE STRUCTURES	<u>66,000 #</u> MAX LOAD ALLOWED
<u>30mph</u> SPEED LIMIT (if any)	<u>New</u> AGE OF ROAD	WEIGHT-LIMITED BRIDGE? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no

ADDITIONAL TYPES OF VEHICLES, IF ANY, USING THE ROADWAY: Agricultural equipment Logging trucks Commercial ATVs

TYPE OF SURFACE: Asphalt Tar & Chip Gravel

DESCRIPTION OF BEGINNING AND END POINTS BEING CONSIDERED:

Catoosa Blvd to end of Chestnut Ridge Lane and Chestnut Ridge Court

History:

Has the road appeared on previous road lists? If yes, what year(s)? Yes No

Is there proof of previous county maintenance on the road? Yes No

Do deeds along the roadway denote the road as a county road? Which deed? Yes No

Is this a clerical error on the list? (Example: wrong length, misspelled name, etc.) Yes No

Type of error: _____

Right-of-Way:

Is the title clear? Yes No

Comments: _____

Are there any current court proceedings or judgements regarding use of the road? Yes No

Comments: _____

Are there any deeds describing special use of the land that goes under the road? Yes No

Comments: _____

Is the right-of-way taxed? Yes No

BELOW THIS LINE FOR ROAD SUPERINTENDENT AND PLANNING USE ONLY

RECOMMENDATIONS

A. Cumberland County Road Superintendent

- 1. Estimated cost of meeting road acceptance standards: \$ _____
- 2. Estimated yearly maintenance cost: \$ _____
- 3. Anticipated lifespan before maintenance required: _____
- 4. Request meets road acceptance standards Yes No
- 5. Recommended Class: 1 2 3 4
- 6. Recommended Classification: Arterial Collector Local Cul-de-sac
- 7. Approve Deny

Superintendent, Highway Department (Signature)

Date

Comments: _____

B. Cumberland County Regional Planning Commission

- 1. A variance is required for approval Yes No
- 2. Variance will not be detrimental to public safety, welfare, or property Yes No
- 3. Variance request is unique to the property Yes No
- 4. A hardship to the owner will result if variance is not approved Yes No

Secretary, Cumberland County Regional Planning Commission (Signature) Date

Comments: _____

C. Environmental Committee Approve Deny

Chairman, Environmental Committee (Signature) Date

Comments: _____

D. County Attorney Approve Deny

County Attorney (Signature) Date

Comments: _____

E. Cumberland County Commission Approve Deny

Resolution No. _____

Comments: _____

December 2, 2025

Tommy Lee, Deputy Director, UCDD
Cumberland County Regional Planning Commission

Via Email: tlee@ucdd.org

Re: Chestnut Ridge Subdivision

Dear Tommy:

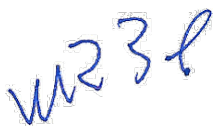
This letter is in response to the Planning Commission's action on November 20th, regarding Item 7. *Discussion regarding Chestnut Ridge and Maple Ridge Development*. The Planning Commission acted to schedule a public hearing on December 18, 2025 to consider the county's acceptance of roads for the two subdivisions. Regarding the Chestnut Ridge subdivision, please accept this letter requesting that, at this time, the Planning Commission deny the developer's (FGH Land Tennessee LLC) application to *Amend the Cumberland County Road List*.

The reasons for this request are listed below, including related exhibits. The developer has not complied with numerous provisions of the Subdivision Regulations of the Cumberland County Regional Planning Commission, as follows:

- Financial Guarantee, see Exhibit A
- "As-built" Drawings, see Exhibit B
- Two-Year Limit to Complete Improvements, see Exhibit C
- Common Areas / Walking Trail, see Exhibit D
- Drainage System, see Exhibit E
- Utilities and Drainage Easements, see Exhibit F
- Curb and Gutter Remedial Work, see Exhibit G

Compliance with the Subdivision Regulations is a requirement for, and prerequisite to the county's acceptance of subdivision improvements, including roads. The Planning Commission permitted the developer to record the subdivision plat (Chestnut Ridge, Block 1, Lots 1-60, Plat Book 12 at Page 169, recorded on April 26, 2019, Register of Deeds, Cumberland County), contingent on the developer's compliance with the Subdivision Regulations.

Respectfully,



Michael R. Bond
Lot Owner, Chestnut Ridge Subdivision

EXHIBIT A
Financial Guarantee

Provision:

Article II Procedure for Plat Approval, C. Final Plat Requirements, 13. Guarantees in Lieu of Completed Improvements

Comment:

There is much uncertainty regarding the developer's compliance with providing the required financial guarantees, as well as the county's enforcement of the provision. It is uncertain whether financial guarantees currently exist, which amounts are specified on the recorded plat, including \$275,000 for roads and drainage system, as certified on the plat statement by the then County Road Superintendent. The provision requires that *none of the financial guarantees may be partially withdrawn*.

The Planning Commission exercises its discretion regarding the above provision. The Planning Commission permitted the developer to record the Chestnut Ridge plat, subject to the developer providing financial guarantee(s) to the county. The provision allowed the developer to sell subdivision lots before all improvements were completed. According to Tennessee Property Assessment Data, sales from lots amount to nearly \$4MM to date, not including sales related to real estate fees and home construction by companies owned by the developer (Glade Realty, Fairfield Homes). If the developer was, or is in breach of the terms of the provision, the county must act to remedy the developer's non-compliance.

The full amounts of the financial guarantees, as determined appropriate by the Planning Commission, are required to be submitted by the developer to the county before further consideration of the developer's application regarding acceptance of roads.

EXHIBIT B
“As-built” Drawings

Provision:

Article II Procedure for Plat Approval, C. Final Plat Requirements, 11. "as-built" drawings

Comment:

The provision:

The Planning Commission shall require that an accurate map ("as-built" drawings) of all water lines, valves, fire hydrants, sewer lines and appurtenances be supplied by the developer to Cumberland County as a condition for final approval of any plat. State law requires that plans and specifications of all water and waste water facilities shall be prepared by a registered engineer and approved by the Tennessee Department of Environment and Conservation. A copy of such plans shall be forwarded by the developer to Cumberland County.

The developer is required to submit the “as-built” drawings to the county as a prerequisite to an application regarding road acceptance.

EXHIBIT C

Two-Year Limit to Complete Improvements

Provision:

Article III Design and Specifications, D. Roads, 16. Road Construction Procedures and Specifications, f. Final Surfacing

Comment:

The provision requires: *Final surfacing shall be completed within two (2) years after receiving preliminary approval*, among other requirements. As indicated above, the Chestnut Ridge plat was recorded on April 26, 2019, which required road improvements to be completed before April 26, 2021.

The road improvements include the sub-base, base course asphalt, final surfacing asphalt, concrete curb and gutter, and drainage facilities, which act together as an integrated road system. Construction of the final surfacing is delayed for no more than six months in order to ensure that any settlement or defects in the base course asphalt are addressed. Compliance with the subdivision regulations is required to maximize the useful life of the road system and minimize road maintenance costs.

The developer completed the final surfacing asphalt in July, 2025, more than four years past the required *two (2) year* deadline. As a consequence, the asphalt base course was exposed to at least four additional years of degradation. The home construction activities during the four-plus year period, beyond the *two (2) year limit*, obviously impacted the concrete curb and gutter, evidenced by cracks, chips, and scarring, as shown and described below in Exhibit G.

The developer's assertion that placement of the final surfacing asphalt can be delayed until 85% (or any other arbitrary milestone) build-out of homes contradicts both the rationale and requirements of the provision.

It is suggested that the Planning Commission require a warranty period for the road system, of at least two years, after all remedial work is completed, to the county's standards and satisfaction, including retention of a financial guarantee to ensure that funds are available to correct any road defects and/or deficiencies that may materialize. The financial guarantee can be used by the county should the developer further delay or refuse to complete the work.

This issue is also connected to the issue described in Curb and Gutter Remedial Work, Exhibit G, below.

EXHIBIT D

Common Areas / Walking Trail

Provision:

Article IV Special Developments, A. Open Space Subdivision Standards

Comment:

The Chestnut Ridge plat shows many “limited common area” parcels, which the county defines as “common open space” parcels. The provision requires, among other requirements: *A landscape and architectural drawing of the final developed site*. In addition to public improvements, Chestnut Ridge was designed and marketed to include entry signage (at Catoosa Blvd.), a community mailbox space, a walking trail (connecting the two cul-de-sacs), and corridors to external land owned by the developer. These features must be completed by the developer, as being improvements promised as part of the subdivision.

The developer did not comply with the provision requiring: *Establishment of a mandatory non-profit homeowner's association made up of the residents to maintain the common open spaces and facilities*. As a result, the developer recently decided to retain ownership of all limited common area (*common open space*) parcels, and has acted to obligate lot owners (having homes constructed by Fairfield Homes, which company is owned by the developer) to maintain *common open spaces and facilities* on the developer's behalf.

It is suggested that the Planning Commission require the developer to provide the *landscape and architectural drawing of the final developed site*, together with the improvement construction plans for the signage and walking trail, and provide the related financial guarantee(s) to ensure the subdivision features promised are constructed.

It is also suggested that the Planning Commission and the Fairfield Glade Community Club (FGCC) Board establish a protocol regarding the county's subdivision approval process for (future) applications. Chestnut Ridge lot owners are county property taxpayers, and they are members of FGCC, subject to FGCC covenants and restrictions (CRs). There appear to be many conflicts between the county's subdivision regulations and the CRs. The issue regarding *common open spaces* is one such conflict. Another issue regards utilities and drainage easements, as described in Exhibit F, below. These and other issues listed in this letter suggest a need for better communication between the County and FGCC Board.

At this point, for Chestnut Ridge lot owners, corrective action by the Planning Commission regarding the developer's compliance with provisions related to *common open spaces* may be counterproductive. The Planning Commission's orderly land development process can be much improved through (future) protocols and collaborative efforts with the FGCC Board.

EXHIBIT E

Drainage System

Provision:

Article III Design and Specifications, D. Roads, 16. Road Construction Procedures and Specifications, c. Road Drainage;
National Pollutant Discharge Elimination System (NPDES) Stormwater Permit

Comment:

The county's subdivision regulations are subordinate to state law, and state law is subordinate to federal law. As such, the developer was required to obtain a federal NPDES Stormwater Permit from the Tennessee Division of Water Resources, under the Tennessee Department of Environment and Conservation, as required by the federal Clean Water Act. The developer was required to submit a notice of intent and site-specific Stormwater Pollution Prevention Plan (SWPPP) before proceeding with construction. The developer must maintain compliance with the terms of the permit, and the SWPPP must be implemented and updated in accordance with NPDES requirements. Verification of the developer's permit and compliance is requested.

Stormwater culverts were constructed by the developer, which culverts discharge stormwater from the county right of way onto private lots. As an example, a culvert discharges stormwater approximately half-way along the common property line of Lots 48 and 49 of Chestnut Ridge. The stormwater discharges have caused erosion to the private lots. All culverts which discharge stormwater onto private lots must be reviewed for compliance with federal, state, and county regulations.

The application for acceptance of the roads in Chestnut Ridge must be denied until the developer provides evidence of compliance with NPDES, state and county requirements.

EXHIBIT F

Utilities and Drainage Easements

Provision:

Article III Design and Specifications, E. Utilities, 1. Easements for Utilities

Comment:

The Planning Commission has discretionary authority to require that a plat show utilities and drainage easements on subdivision lots. However, for a plat located within the FGCC boundary, the Planning Commission does not exercise this authority, as for the Chestnut Ridge plat.

Evidently, the Planning Commission assumes that creation of such easements is within FGCC's authority, tacitly endorsing FGCC's creation of easements by its CRs.

It is important that a plat shows utilities and drainage easements on lots where utilities and drainage facilities are (will be) constructed. Regarding easements, a plat provides public notice that another party holds a title interest (easement) in a particular lot.

Conversely, an easement should not be created on a lot where utilities and drainage facilities are not intended, for example, bordering all side and rear lot lines, on each subdivision lot, where an easement has no functional purpose, and is only speculative, as is required by FGCC CRs.

Details of the issues related to easements on private lots (in FGCC) are complex and too numerous to list in this letter. The complexities are difficult to describe as they are embedded in the process by which the FGCC creates utilities and drainage easements on subdivision lots:

...; the developer is granted permission by the Planning Commission to record a subdivision plat; the developer, acting as the Declarant of FGCC annexes the subdivision to FGCC; annexation to FGCC automatically creates utilities and drainage easements on each subdivision lot; the FGCC Board grants and reserves the easements held by FGCC to the FGCC Declarant; the FGCC Declarant, acting as the developer, sells lots to buyers; lot buyers become FGCC members in accordance with the terms and provisions of FGCC CRs; the Declarant retains a title interest in utilities and drainage easements created by FGCC, for each lot the developer sells;...

It is suggested that the Planning Commission adhere to well-established professional practice by land surveyors regarding the content and rules regulating the preparation of plats. Should FGCC's method of easement creation, a 1970s relic, be deemed unlawful, the Planning Commission may also be complicit in unlawful acts by FGCC and the FGCC Declarant.

A corrective measure the Planning Commission can take is to instruct the developer to obtain and record utilities and drainage easement(s) obtained from the current lot owners, for the utilities and drainage facilities constructed on their respective lots. The county's acceptance of roads should not proceed before resolution of the issues regarding such easements.

EXHIBIT G

Curb and Gutter Remedial Work

Provision:

Article III Design and Specifications, D. Roads, 16. Road Construction Procedures and Specifications, c. Road Drainage

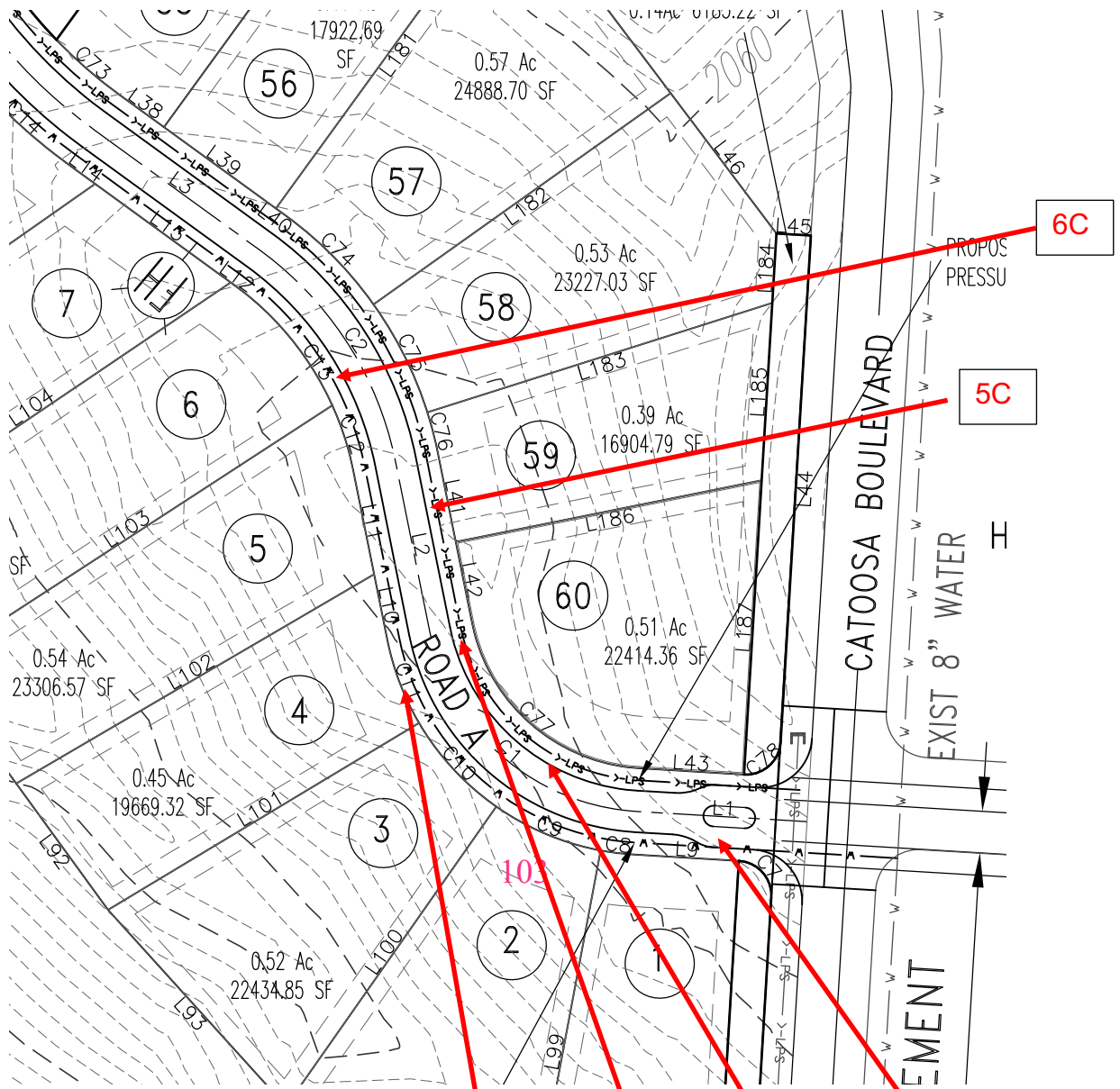
Comment:

The concrete curb and gutter for roads in Chestnut Ridge, for many locations, is cracked, damaged, and scarred as described below. Remedial work performed to date by the developer is limited to replacement of approximately 20 feet of curb and gutter along the driveway of Lot 28. Other performative efforts by the developer were, at best, cosmetic.

The road system, defined above, functions, in part, to convey stormwater away from the road. A key component of the road system is the concrete curb and gutter, which functions primarily to channel stormwater to inlets and culverts. The integrity of the concrete curb and gutter is important. Concrete curb and gutter that is cracked, damaged and scarred compromise the road system and reduce the useful life of the road, requiring additional road maintenance and cost.

Without question, the county would not accept the quality of concrete curb and gutter, as presently exists in Chestnut Ridge, for a county project. The county would require a contractor to deliver a finished product, within a schedule, in conformance with county standards, and any defects or damage would be the responsibility of the contractor to correct, including repair or replacement of sections of concrete curb and gutter. The county's expectation and requirement for acceptance of concrete curb and gutter, for a county project, must also apply to the Chestnut Ridge subdivision.

Until the concrete curb and gutter remedial work is completed, to the county's standards and satisfaction, it is suggested the Planning Commission deny the developer's application regarding acceptance of the roads. If the developer further delays or refuses to make the remedial repairs and correct the damage, the financial guarantee can be used by the county to complete the work.



Lot	Add.	Owner
1	101	FGH
2	103	deLaunay
3	105	FGH
4	107	Smith
5	109	Hartman
6	111	Gloede
7	113	Rennhack
56	114	Rearick
57	112	Awad
58	110	Dutkovich
59	108	Collier-Carey
60	102	FGH

4C

3C

2C

1C

6C

5C

Chestnut Ridge – inspection of public improvements
Date March 19, 2025
Items Identified – defects and damage

Location: Chestnut Ridge Ln. Chestnut Ridge Ct.
Adjacent to Lot: 1
Type: Curb Paving Drainage Other
Description: 1C



Location: Chestnut Ridge Ln. Chestnut Ridge Ct.
Adjacent to Lot: 60
Type: Curb Paving Drainage Other
Description: 2C



Location: Chestnut Ridge Ln.
Adjacent to Lot: 60

Chestnut Ridge Ct.

Type: Curb Paving Drainage Other

Description: 3C

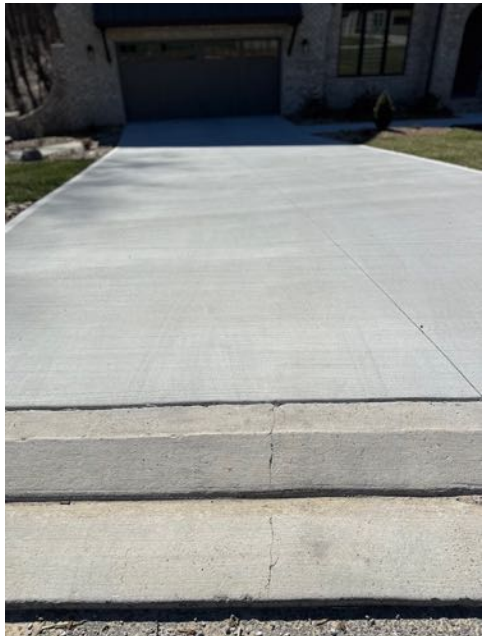


Location: Chestnut Ridge Ln.
Adjacent to Lot: 4

Chestnut Ridge Ct.

Type: Curb Paving Drainage Other

Description: 4C



Location: Chestnut Ridge Ln. Chestnut Ridge Ct.
Adjacent to Lot: 59
Type: Curb Paving Drainage Other
Description: 5C



Location: Chestnut Ridge Ln. Chestnut Ridge Ct.
Adjacent to Lot: 6
Type: Curb Paving Drainage Other
Description: 6C



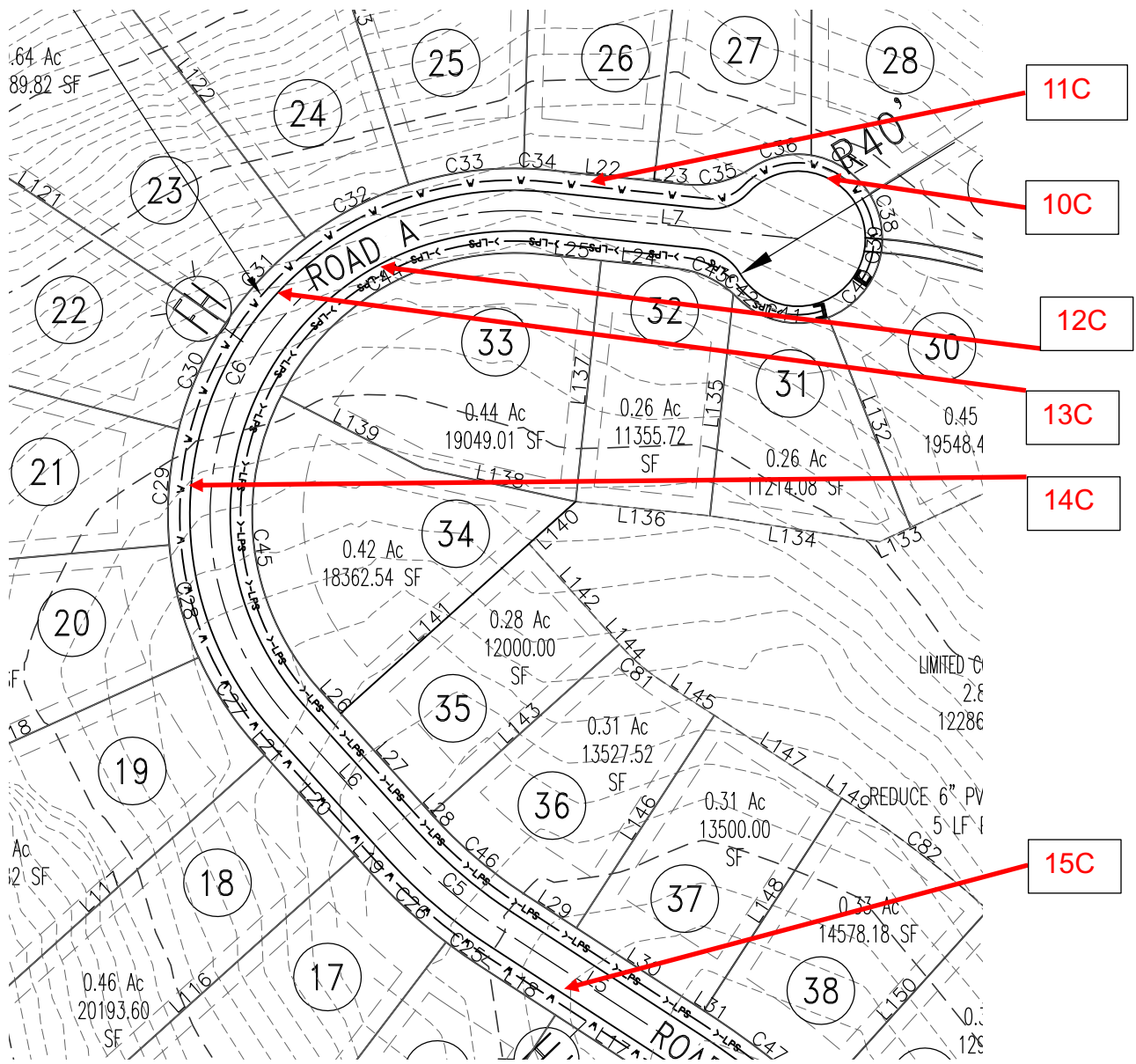


Lot	Add.	Last
9	117	Lewis
10	119	Krivda
11	121	Sanchez
12	123	Clark/Micksch
13	125	Hvala
14	129	Hunt
15	131	Bolen
16	133	Skinner
38	130	Kreidermacher
39	128	FGH
40	126	Ostman
54	122	Romine Mailbox
55	116	FGH

Chestnut Ridge – inspection of public improvements
Date March 19, 2025
Items Identified – defects and damage

Location: Chestnut Ridge Ln. Chestnut Ridge Ct.
Adjacent to Lot:
Type: Curb Paving Drainage Other
Description:

TBD



Lot	Add.	Last	Lot	Add.	Last
17	135	Platt	28	157	Mattewson
18	137	Knowles	29	159	Hadley
19	139	Alatorre	30	158	Showers
20	141	Tissandier	31	154	FGH
21	143	Countess	32	156	FGH
22	145	FGH	33	148	L Kelly
23	147	Keller	34	146	Smith
24	149	DoHaney	35	136	Flynn
25	151	Halverson	36	134	Roberts
26	153	Rhodes	37	132	Faglak
27	155	Edgemon	38	130	Kreidermacher

Chestnut Ridge – inspection of public improvements

Date March 19, 2025

Items Identified – defects and damage

Location: Chestnut Ridge Ln. Chestnut Ridge Ct.

Adjacent to Lot: 28

Type: Curb Paving Drainage Other

Description: 10C



Location: Chestnut Ridge Ln. Chestnut Ridge Ct.

Adjacent to Lot: 33

Type: Curb Paving Drainage Other

Description: 12C



Location: Chestnut Ridge Ln. Chestnut Ridge Ct.
Adjacent to Lot: 26

Type: Curb Paving Drainage Other

Description: 11C



Adjacent to Lot: 23

Type: Curb Paving Drainage Other

Description: 13C



Adjacent to Lot: 21

Type: Curb Paving Drainage Other

Description: 14C

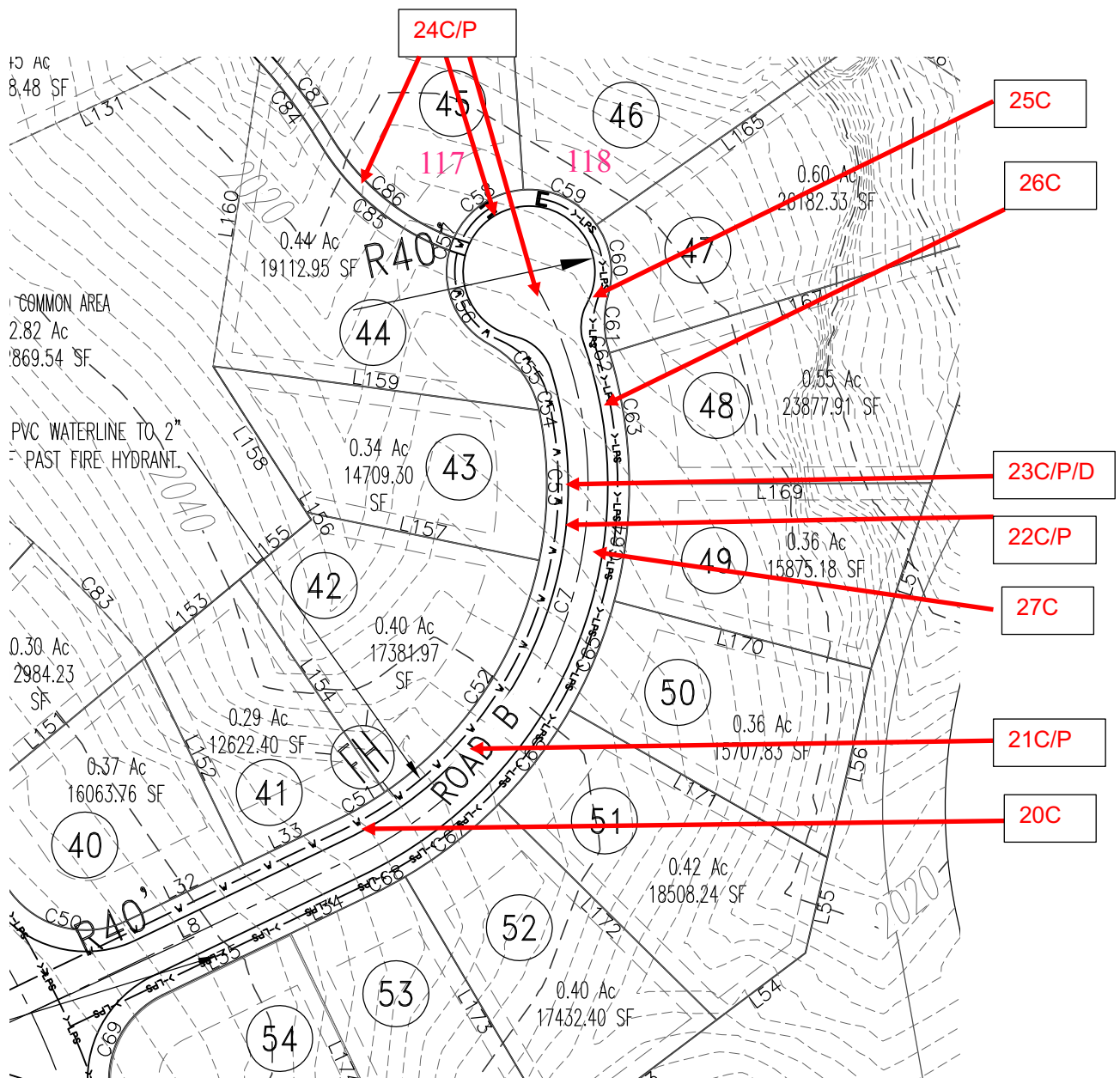


Adjacent to Lot: 22

Type: Curb Paving Drainage Other

Description: 15C





Lot	Add.	Last	Lot	Add.	Last
40	126	Ostman	48	114	Lannom
41	126	Zurich Homes	49	112	Nelson
42	109	Underwood	50	110	Karnes
43	113	Skowronski	51	108	Shegos
44	115	Woolley	52	106	Tree
45	117	Bond	53	104	Reader
46	118	Campbell	54	122	Romine
47	116	Gezik			

Chestnut Ridge – inspection of public improvements
Date March 19, 2025
Items Identified – defects and damage

Location: Chestnut Ridge Ln. Chestnut Ridge Ct.
Adjacent to Lot: 41
Type: Curb Paving Drainage Other
Description: 20C



Location: Chestnut Ridge Ln. Chestnut Ridge Ct.
Adjacent to Lot: 42
Type: Curb Paving Drainage Other
Description: 21C



Location: Chestnut Ridge Ln. Chestnut Ridge Ct.
Adjacent to Lot: 43
Type: Curb Paving Drainage Other
Description: 22C



Location: Chestnut Ridge Ln. Chestnut Ridge Ct.
Adjacent to Lot: 42
Type: Curb Paving Drainage Other
Description: 23C



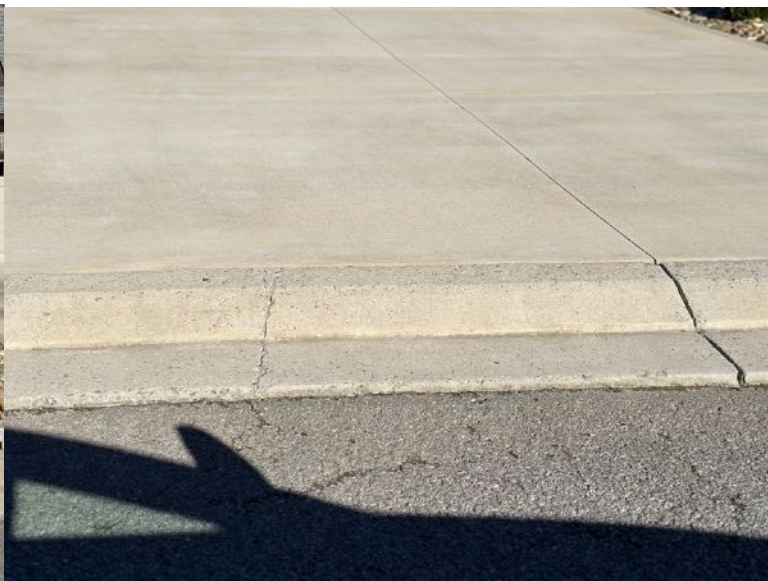
Culvert on Lots 48 and 49 does not daylight at rear of lots, discharges on lots.

Location: Chestnut Ridge Ln. Chestnut Ridge Ct.
Adjacent to Lot: 45
Type: Curb Paving Drainage Other
Description: 24C



Walking Trail (10 ft. wide strip) between Lots 44 and 45 to be constructed.
Large areas of asphalt base within cul-de-sac is degraded.

Location: Chestnut Ridge Ln. Chestnut Ridge Ct.
Adjacent to Lot: 47
Type: Curb Paving Drainage Other
Description: 25C



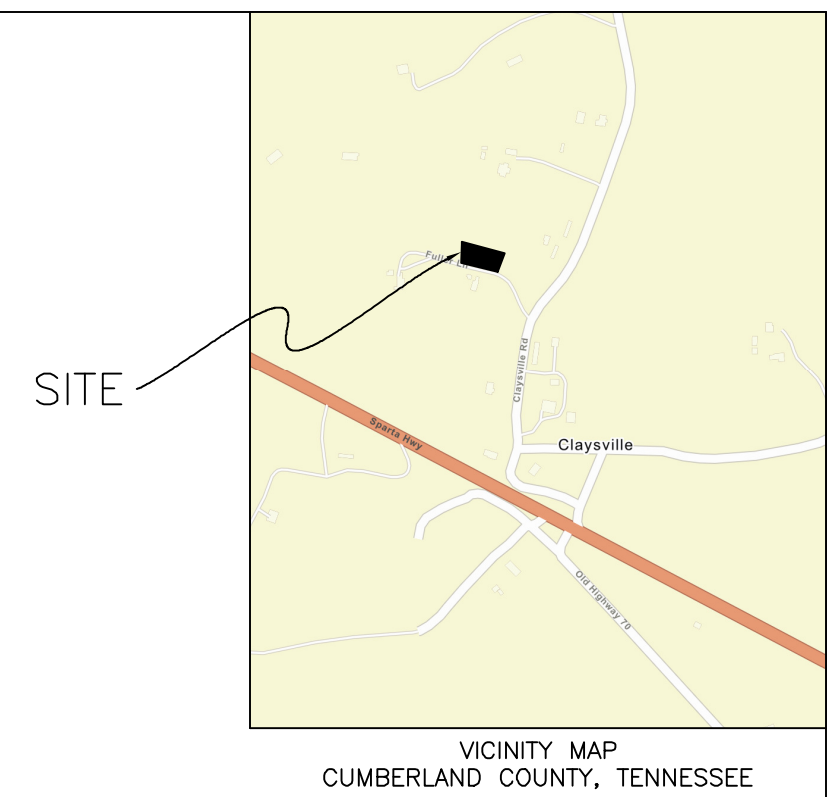
Location: Chestnut Ridge Ln. Chestnut Ridge Ct.
Adjacent to Lot: 48
Type: Curb Paving Drainage Other
Description: 26C



Location: Chestnut Ridge Ln. Chestnut Ridge Ct.
Adjacent to Lot: 49
Type: Curb Paving Drainage Other
Description: 27C

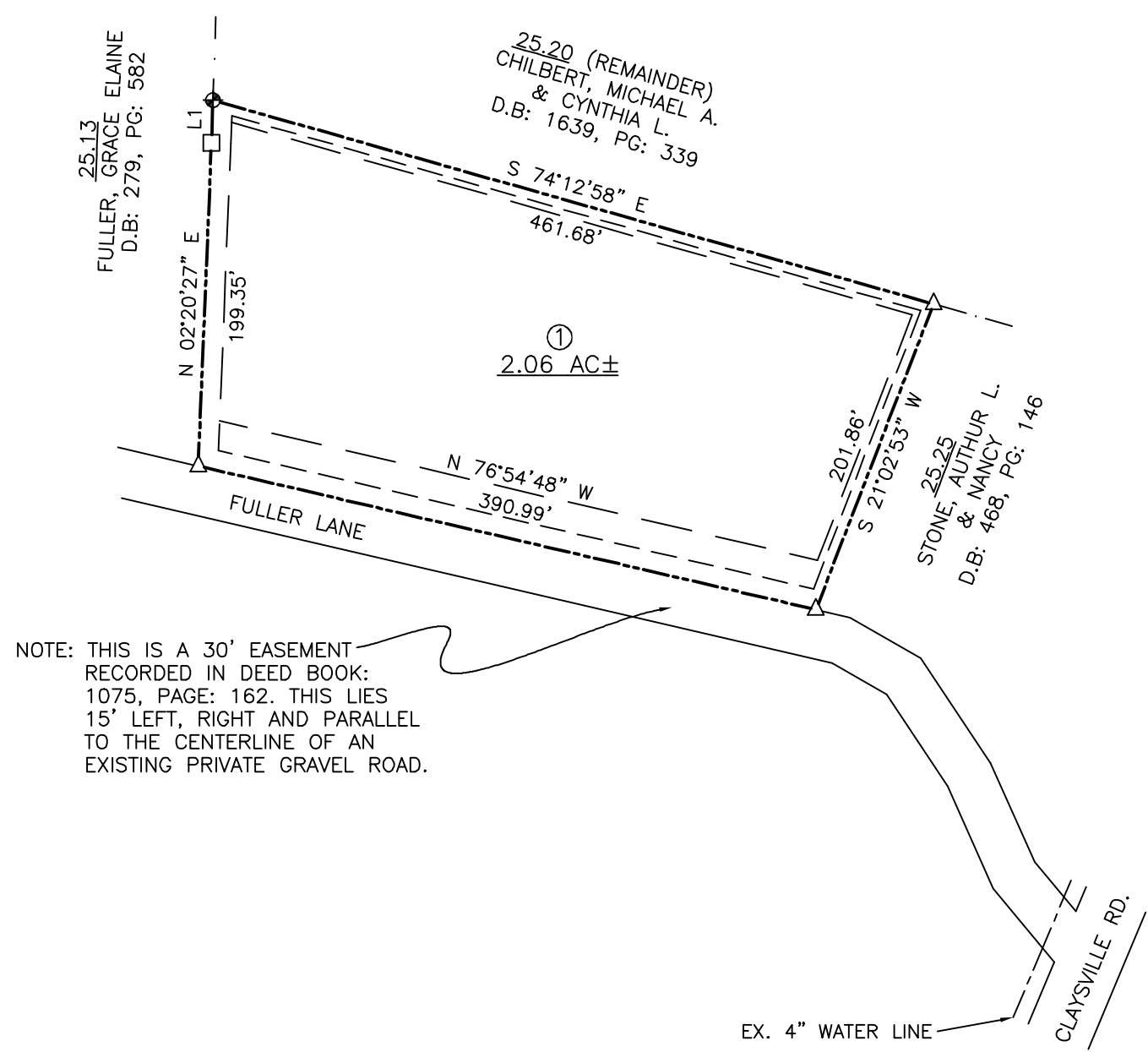


CHILBERT DIVISION



VICINITY MAP
CUMBERLAND COUNTY, TENNESSEE

REMAINDER IS MORE THAN 5.0 AC



NOTE: THIS IS A 30' EASEMENT RECORDED IN DEED BOOK: 1075, PAGE: 162. THIS LIES 15' LEFT, RIGHT AND PARALLEL TO THE CENTERLINE OF AN EXISTING PRIVATE GRAVEL ROAD.

EX. 4" WATER LINE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plat of subdivision with my (our) free consent, established the minimum building restriction lines, and dedicate all streets, alleys, walks and parks as shown to the public or private use noted. I (we) further acknowledge that any change to this subdivision constitutes a resubdivision and requires the approval of the planning commission.

Date

Owner's Signature

SURVEYOR'S CERTIFICATION

I hereby certify that the information shown on this plat is correct to the best of my ability and belief, these measurements were made by a field survey under my supervision. This is a category _____ survey, and the ratio and precision of the unadjusted closure is 1:_____ as per the State of Tennessee standards of practice, Chapter 0820-3. This survey was made according to information of public record and/or observed ground evidence.

Date
O.D. Pugh, Jr., R.L.S. #699
Tennessee Registration
107 Livingston Road
Crossville, TN 38555

CERTIFICATION OF EXISTING WATER LINES

I hereby certify that the water lines hereon are in place.

Date

Signature of Public Works Director or Water Superintendent

CERTIFICATION OF EXISTING ROAD

I hereby certify that the road shown on this plat has the status of an accepted public road regardless of current condition.

Date

Signature of Public Works Director or County Road Superintendent

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Cumberland County Regional Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Cumberland County Planning Commission, and that said plat has been approved for recording in the Office of the Register of Cumberland County, Tennessee.

Date

Signature of the Secretary of Cumberland County Regional Planning Commission

LEGEND

These standard symbols will be found in the drawing.

- △ EX. IRON ROD
- ⊕ EX. METAL FENCE POST
- EX. WOOD FENCE POST
- PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- ==== ROAD RIGHT OF WAY

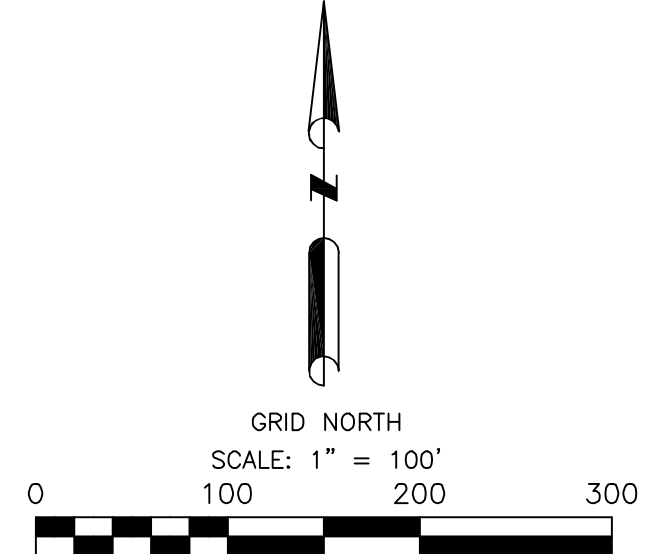
NOTES:

- THERE IS A 30' BUILDING SETBACK PARALLEL TO ALL ROAD RIGHT OF WAYS. TYPICAL ALL LOTS.
- THERE IS A 12' UTILITIES EASEMENT PARALLEL TO ALL ROAD RIGHT OF WAYS. TYPICAL ALL LOTS.
- THERE IS A 12' UTILITIES EASEMENT, 6' LEFT, RIGHT, & PARALLEL TO ALL SIDE LOT LINES, EXCEPT PERIMETER LOT LINES. TYPICAL ALL LOTS.
- THERE IS A 10' BUILDING SETBACK PARALLEL TO ALL INTERIOR LOT LINES. TYPICAL ALL LOTS.
- THERE IS A 12' BUILDING SETBACK AND UTILITIES EASEMENT PARALLEL TO ALL PERIMETER LOT LINES. TYPICAL ALL LOTS.
- THIS PROPERTY DOES NOT LIE IN FLOOD ZONE "A" BASED ON FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL #47035C0285D.

GPS INFORMATION

1. Type of GPS Field Procedure Used: Real Time Kinematic
2. Type of GPS Equipment Used: Topcon Hiper VR Dual Frequency Receiver
3. Relative Positional Accuracy: H = 0.05', V = 0.05'
4. Date(s) of Survey: October 9, 2025
5. Datum/Epoch: NAD 83 (2011)/Epoch 2005.00
6. Fixed Control Station: TDOT CORS NETWORK (TN 23)
7. Fixed Control Station Position: Northing: 578,937.15'
Easting: 2,264,792.00'
8. Geoid Model Used: GEOID18
9. Combined Grid Factor: Not Applicable

LINE	BEARING	DISTANCE
L1	N 02°00'18" E	26.27'



<p>MID-STATE SURVEYING P.O. BOX 212 80 WEST AVE. CROSSVILLE, TENNESSEE</p>	
<p>FINAL PLAT CHILBERT DIVISION PRESENTED TO CUMBERLAND REGIONAL PLANNING COMMISSION</p>	
<p>OWNER: CHILBERT, MICHAEL A. & CYNTHIA L. ADDRESS: 2633 CLAYSVILLE RD. CROSSVILLE, TN 38571 TELEPHONE: (931) 200-2832</p>	<p>SURVEYOR: MID-STATE SURVEYING ADDRESS: 80 WEST AVE. CROSSVILLE, TN 38555 TELEPHONE: (931)484-7702</p>
<p>OWNER: _____ ADDRESS: _____ TELEPHONE: _____ EIGHTH CIVIL DISTRICT OF CUMBERLAND COUNTY, TN</p>	<p>ACREAGE SUBDIVIDED: 2.06 AC± NUMBER OF LOTS: 1 SCALE: 1"=100' DATE: 10-8-25 DEED BOOK: 1639 PAGE: 339</p>
<p>TAX MAP: 84 PARCEL: 25.20 GROUP: _____</p>	<p>JOB NUMBER: 25253 DRAWING NUMBER: 25253-ROBIN DRAWN BY: ROBIN POWERS</p>

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT. ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL ROADS, UTILITY LINES, AND EASEMENTS AS SHOWN TO THE PUBLIC OR PRIVATE USE AS NOTED. I (WE) FURTHER ACKNOWLEDGE THAT ANY CHANGE TO THIS SUBDIVISION CONSTITUTES A RESUBDIVISION AND REQUIRES THE APPROVAL OF THE PLANNING COMMISSION.

DATE SIGNED _____ OWNER'S SIGNATURE _____

DATE SIGNED _____ OWNER'S SIGNATURE _____

CERTIFICATION OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE OFFICIAL MINUTES OF THE CUMBERLAND COUNTY PLANNING COMMISSION AND THAT SAID PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF CUMBERLAND COUNTY.

DATE SIGNED _____ SECRETARY, CUMBERLAND COUNTY PLANNING COMMISSION _____

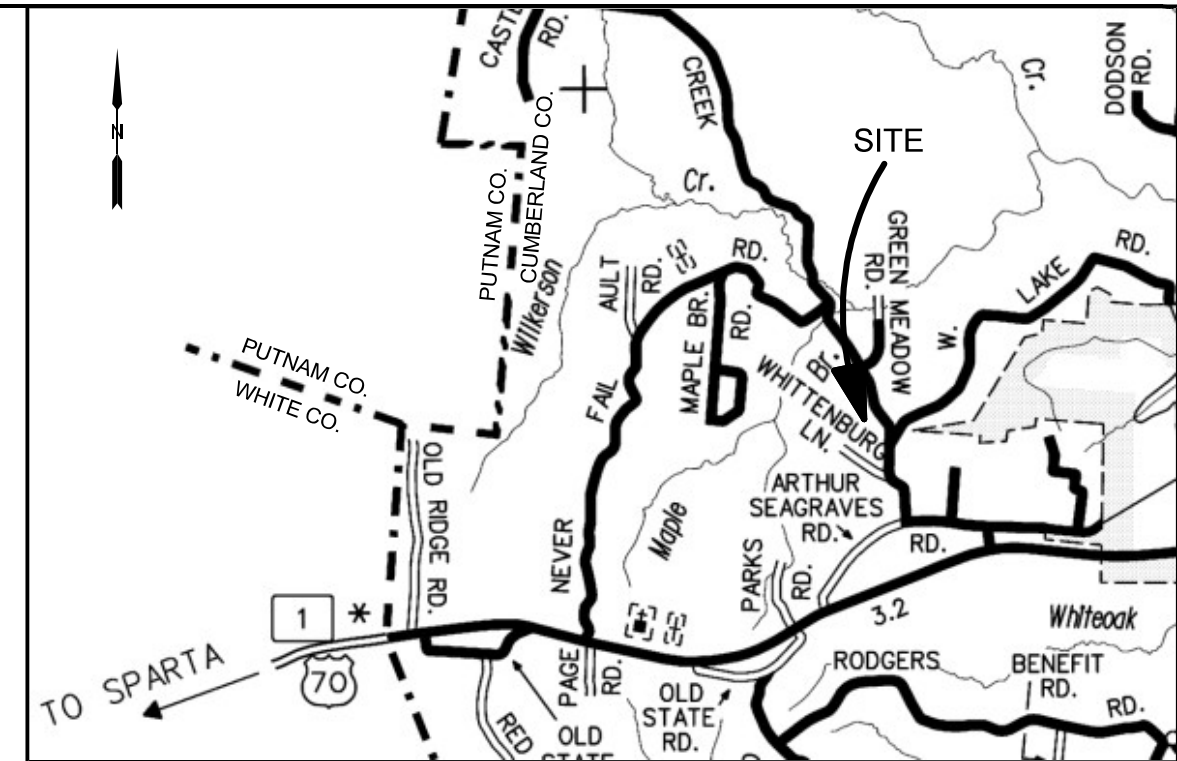
SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

ACCORDING TO FEMA FIRM # 47035C0280D, DATED 11/16/07

NO AREAS OF THE SUBJECT PROPERTY ON THIS PLAT ARE IN A SFHA

ALL OF THE SUBJECT PROPERTY ON THIS PLAT IS IN A SFHA

SHADED AREA(S) OF SUBJECT PROPERTY ON THIS PLAT ARE IN A SFHA



CERTIFICATE OF ACCURACY AND PRECISION

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT CLASS _____ SURVEY, AND THE RATIO OF PRECISION IS 1:_____. PERFORMED IN ACCORDANCE TO CURRENT TENNESSEE STANDARDS OF PRACTICE FOR LAND SURVEYORS. I FURTHER CERTIFY THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE CUMBERLAND COUNTY PLANNING COMMISSION.

DATE SIGNED _____ SURVEYOR'S SIGNATURE _____

NOTE: MAY USE CLASS A OR CLASS B SURVEY PROCEDURES ONLY.

CERTIFICATION OF EXISTING STATE OR COUNTY ROAD

I HEREBY CERTIFY THAT THE ROAD SHOWN ON THIS PLAT HAS THE STATUS OF AN ACCEPTED ROAD REGARDLESS OF CURRENT CONDITION.

DATE SIGNED _____ SIGNATURE OF CUMBERLAND COUNTY ROAD SUPERINTENDENT _____

CERTIFICATION OF EXISTING WATER LINES OR OTHER UTILITIES

I HEREBY CERTIFY THAT THE WATER LINES AND/OR OTHER UTILITIES SHOWN HEREON ARE IN PLACE AND ARE OPERATED AND MAINTAINED BY THE WEST CUMBERLAND WATER UTILITY DISTRICT TO SERVE THE PROPERTY HEREIN SUBDIVIDED.

DATE SIGNED _____ SIGNATURE OF WATER OR OTHER UTILITY DISTRICT REPRESENTATIVE _____

- NOTES:**
- THIS SURVEY IS PREPARED FROM THE CURRENT DEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR GUARANTEE OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT ACCURATE TITLE SEARCH MAY REVEAL.
 - THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS, EITHER WRITTEN OR UNWRITTEN.
 - PRIOR TO ANY CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO VERIFY ZONING, BUILDING SETBACKS, UTILITIES, AND EASEMENTS WITH THE PROPER GOVERNING AUTHORITY OR AGENCY.
 - LOCATION OF UTILITIES ARE APPROXIMATE. UTILITIES AS SHOWN MAY NOT BE THE ONLY UTILITIES IN THE AREA, WHETHER ACTIVE OR INACTIVE. CONTACT TN ONECALL (800) 351-1111 FOR UTILITY LOCATION
 - THIS SURVEY MAKES NO DETERMINATION OR OPINION ON MINERAL RIGHTS OR THE EXISTENCE OR RESPONSIBILITY OF ANY ENVIRONMENTAL ISSUES.
 - SOURCE OF TITLE: PORTION OF DEED BOOK D480, PAGE 277

GPS CERTIFICATION

I, RUSTY L. NORROD, HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS AND CONVENTIONAL SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

a. TYPE OF SURVEY: REAL TIME KINEMATIC

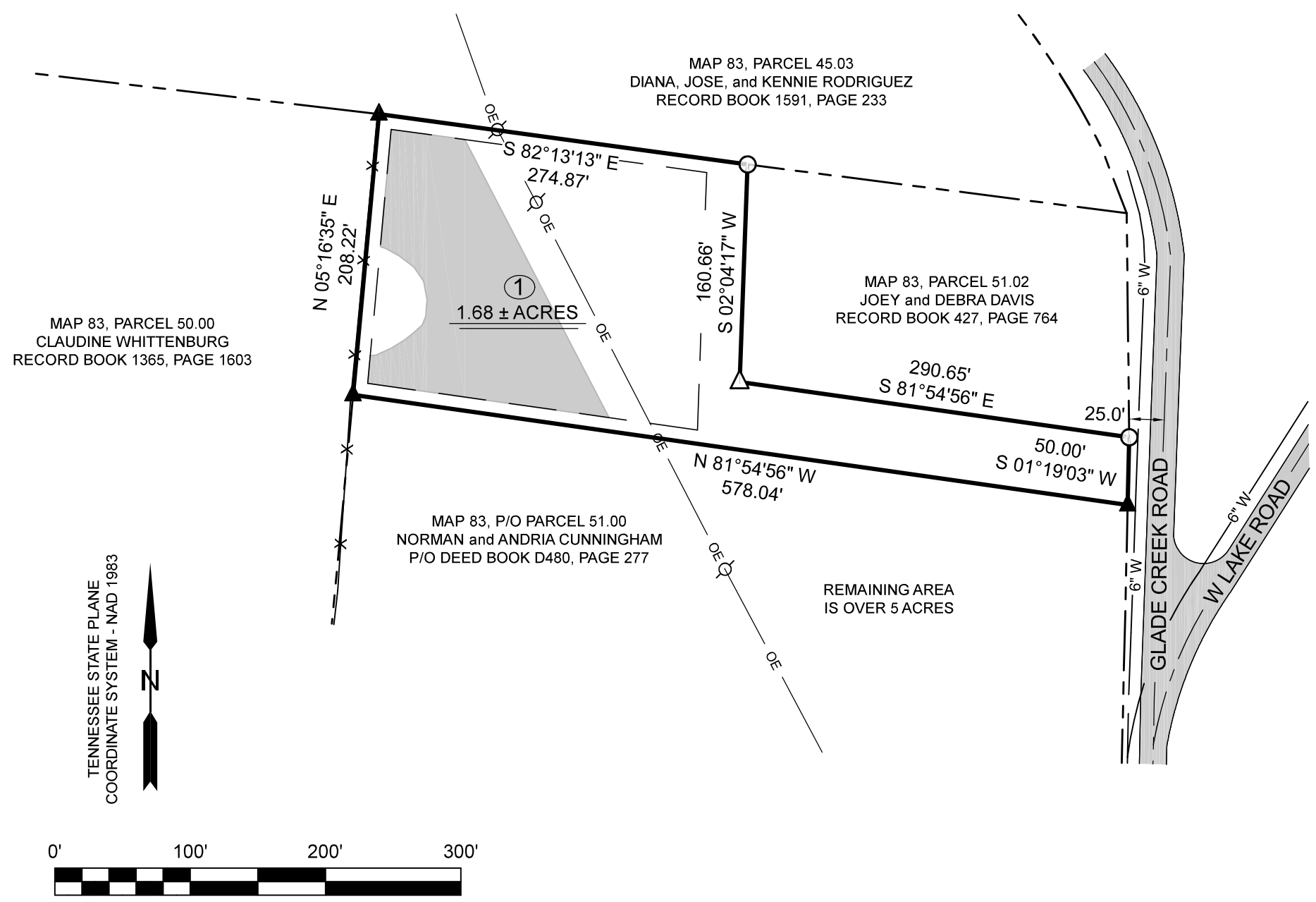
b. POSITIONAL ACCURACY: 0.05 FEET

c. DATE OF ORIGINAL FIELD SURVEY: SEPTEMBER 10, 2025

d. DATUM/EPOCH: NAD83(2011) EPOCH 2010.00

e. PUBLISHED/FIXED CONTROL USED: TDOT CORS NETWORK

f. GEOID MODEL: GEOID 12A



FINAL PLAT PROJ: 25-098
of
CUNNINGHAM GLADE CREEK SUBDIVISION

PRESENTED TO
CUMBERLAND COUNTY PLANNING COMMISSION
EIGHTH (8) CIVIL DISTRICT, CUMBERLAND COUNTY, TENNESSEE

OWNER: NORMAN and ANDRIA CUNNINGHAM	SURVEYOR: CLINTON SURVEYING, LLC
ADDRESS: 7018 GLADE CREEK ROAD SPARTA, TENNESSEE 38583	ADDRESS: 380 S LOWE AVENUE, SUITE 6 COOKEVILLE, TENNESSEE 38501
TELEPHONE: 931-200-3337	TELEPHONE: 931-372-0146
ENGINEER:	ACREAGE SUBDIVIDED: 1.68 ACRES
ADDRESS:	NUMBER OF LOTS: 1
TELEPHONE:	SCALE: 1"=100' DATE: 09-29-25
	TAX MAP REFERENCE: MAP 083 P/O PARCEL 51.00

LEGEND

	PROPERTY LINE
	ADJOINING PROPERTY LINE
	CENTERLINE OF ASPHALT
	EXISTING FENCELINE
	OVERHEAD UTILITY LINE
	1/2" REBAR (SET)
	1/2" REBAR (FOUND)
	3/8" REBAR (FOUND)
	UTILITY POLE

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:

Approval is hereby granted for Lot(s) 1 – defined as **Cunningham Glade Creek Subdivision** – located in **Cumberland County, Tennessee**, as being suitable for subsurface sewage disposal (SSD) with the listed restrictions. Lots have been evaluated and approved for one (1) single family dwelling per lot. Approval is based on soil conditions suitable for installation of SSD systems and does not constitute approval of building sites.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Tennessee Division of Water Resources. Water taps, water lines, underground utilities and driveways should be located at side property lines unless otherwise noted. **ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.**

If shown, shading on lot(s) represents an area reserved to be used for the installation of the primary and reserve SSD systems and shall be used for no other purpose such as house location, other structure location, buried utilities, driveways, swimming pools, etc. or use which would conflict with the *Regulations to Govern Subsurface Sewage Disposal Systems* in Tennessee. Modifications of the shaded area(s) may be considered, provided sufficient shaded area is maintained.

LOT RESTRICTIONS:

Lot 1:
Lot 1 is limited to a maximum of 4 bedrooms. Conventional septic system is required. Pump to fieldlines and a dosing tank may be required. The primary and reserve septic systems shall be located in the shaded area(s) indicated on the plat.

Environmental Scientist _____ Date _____
TN Division of Water Resources

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THAT IT IS A CATEGORY "I AND IV" SURVEY AND THE RATIO OF PRECISION OF UNADJUSTED SURVEY IS GREATER THAN 1:10,000.

LOCATION OF PERIMETER MONUMENTS FOR THIS BOUNDARY SURVEY WERE PERFORMED USING SOKKIA SX 105T ROBOTIC TOTAL STATION INSTRUMENT AND SOKKIA GRX5 GNSS RECEIVER USING REAL-TIME-KINEMATIC (RTK) METHODS RELATIVE TO TDOT BASE REFERENCE RECEIVER. LOCATIONS GENERATED USING RTK VECTORS HAD A HORIZONTAL PRECISION OF 0.06' AND A VERTICAL PRECISION OF 0.10'. DISTANCES SHOWN HEREON ARE GRID

RUSTY NORROD, P.L.S.
TENNESSEE REGISTRATION NO. 2635
CLINTON SURVEYING, LLC
380 S LOWE AVE, SUITE 6
COOKEVILLE, TN 38501

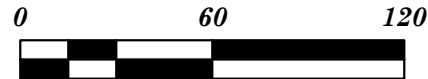
LEGEND

- ⊙ = 1/2" REBAR (O)
- ⊙ = 1/2" REBAR (N) W/ SEXTON CAP
- = PL

Note:
Iron rods set for this revision shall be 1/2" diameter iron rebar, 18" inches in length with plastic cap stamped Sexton RLS # 1898. Any existing iron rods previously set by Alan Maples which differ from this revision of the original subdivision Lot 22 shall be removed.

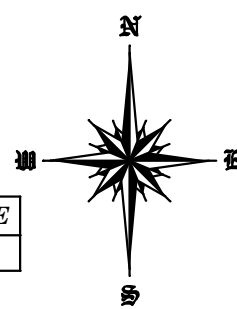
GRAPHIC SCALE

1" = 60'

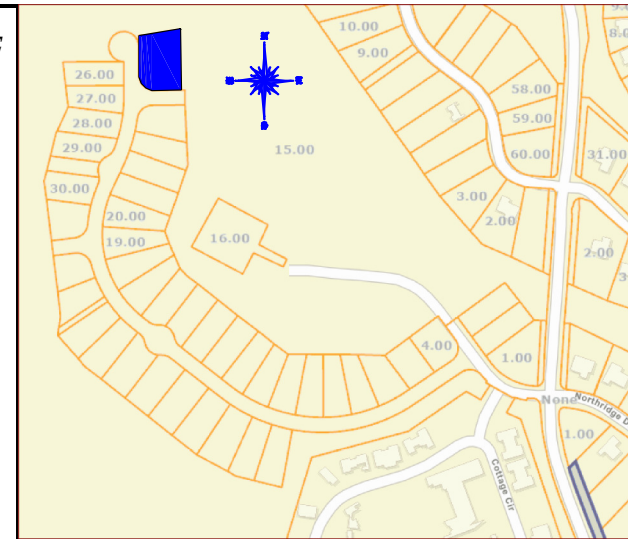


THE PURPOSE OF THIS REVISION IS TO REMOVE THE LIMITED COMMON PROPERTY AS SHOWN ON PLAT 12 PAGE 713, LOT 22. THIS AREA IS NOW INCLUDED IN THE AREA OF LOT 22. TOTAL AREA IS NOW 0.589 ACRES.

NOTE: BEARINGS ARE RELATIVE TO NAD 83 (NSRS2011)



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	78.80'	70.90'	N 46°08'00" W	90°18'02"



VICINITY MAP (NTS)

CHRIS SEXTON SURVEYING
467 Southridge Cir.
Crossville, TN. 38555
615.785.3609
931.787.6943
email: chris.sexton53@gmail.com
www.chrissextonsurveying.com

BOUNDARY LINE ADJUSTMENT SURVEY
FGH LAND TENNESSEE, LLC
P.O. BOX 1531 FAIRFIELD GLADE, TN 38558
LOCATED IN THE SECOND CIVIL DISTRICT OF CUMBERLAND COUNTY, TENNESSEE, IN THE FAIRFIELD GLADE COMMUNITY
DEED BOOK 1501 PAGE 1650
REGISTER'S OFFICE OF CUMBERLAND COUNTY

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Cumberland County Regional Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Cumberland County Planning Commission, and that said plat has been approved for recording in the Office of the Register of Cumberland County, Tennessee.

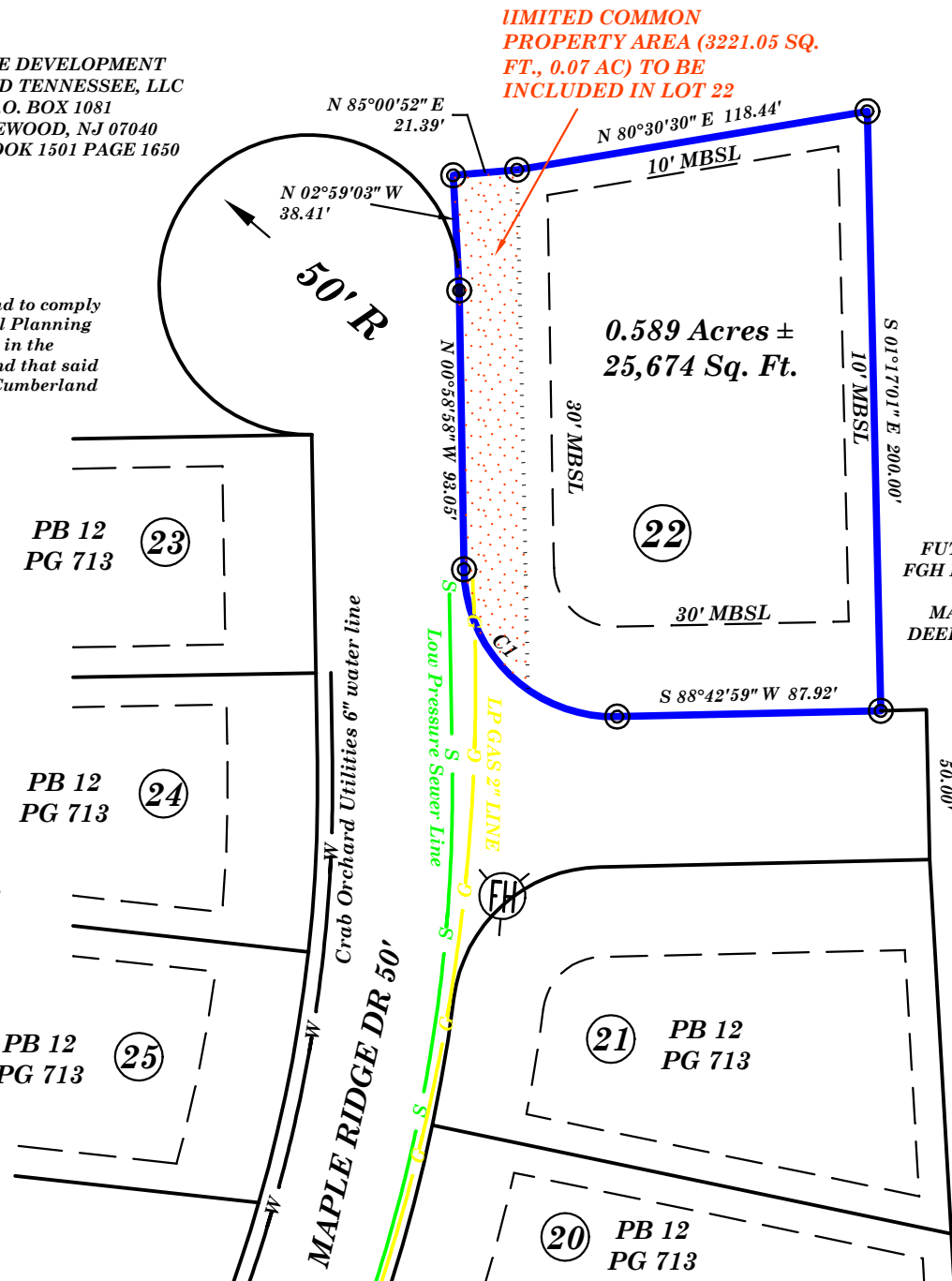
Date Signed _____ Secretary, Cumberland County Planning Commission

Flood Note:
This property is not located within a special flood hazard area as determined by FEMA. Subject property lies within Zone X. Zone X is defined as areas outside the 100 year flood. Reference FEMA Firm Map 47035C0213D, effective on 11/16/2007.

Notes:
This survey has been made using the latest recorded deeds and other information, and there are no encroachments or projections other than those shown hereon. This survey is subject to the findings of a title report. This parcel is subject to all restrictions, covenants, and easements applicable.

FGH LAND TENNESSEE, LLC
P.O. BOX 1081
MAPLEWOOD, NJ 07040
DEED BOOK 1501 PAGE 1650

Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate:
Easements, other than possible easements that were visible at the time of making of this survey: Building set backs lines:
Restrictive covenants: Subdivision restrictions:
Zoning or other land-use regulations, and any other facts that an accurate and current title search may disclose.



GPS NOTES:

- 1) Class of survey: IV
- 2) Type of GPS field procedure: RTK
- 3) Dates of survey: xx/xx/2025
- 4) Datum/Epoch: NAD83 (2011) Epoch 2010
- 5) Published/Fixed-control use: TDOT CORS Station TN23
N: 573,937.13
E: 2,264,792.02
Z: 1,825.33
- 6) Geoid model: Geoid 18
- 7) Combined grid factor(s): 0.99986673
- 8) Units: US Survey Feet
- 9) Sokkia GCX3-H: 10mm + 0.8 ppm, V: 15 mm + 1.0 ppm

FUTURE DEVELOPMENT
FGH LAND TENNESSEE, LLC
P.O. BOX 1081
MAPLEWOOD, NJ 07040
DEED BOOK 1501 PAGE 1650

SURVEYOR'S CERTIFICATE:

I hereby certify that this is a category IV RTK GPS survey which meets all the technical requirements set forth by the Tennessee State Board of Examiners for land surveyors. The survey shown hereon was performed by me or under my direct supervision, and in compliance with the current Tennessee Minimum Standards of Practice, as defined under rule 0820-03-07, effective May 7, 2025.

Date Of Signature _____ John Chris Sexton TN # 1898

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, and parks as shown to the public or private use noted. I (we) further acknowledge that any change to this subdivision constitutes a resubdivision and requires the approval of the Planning Commission.

Date Signed _____ Owner's Signature _____

TAX MAP REF.:	CHECKED BY:
MAP: 066H GROUP D PARCEL: 025.00	JCS, JPS
SURVEYED BY:	SCALE:
JCS	1"=60'
DRAWING DATE:	PROJECT NUMBER:
11/21/2025	2025-099
DRAWN BY:	FILE NAME:
JCS, JPS	C:\CARLSON2025\ BARRY FIELD-LOT 22 REVISED.dwg

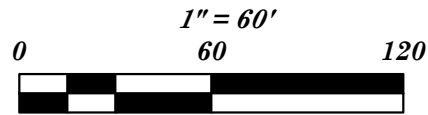
SHEET NUMBER: 1 OF 1

LEGEND

- ⊙ = 1/2" REBAR CAPPED MAPLES # 2171
- ⊙ = 1/2" REBAR CAPPED SEXTON # 1898
- = PL

Note:
Iron rods set for this revision shall be 1/2" diameter iron rebar, 18" inches in length with plastic cap stamped Sexton RLS # 1898. Any existing iron rods previously set by Alan Maples which differ from this revision of the original subdivision Lots 30 and 31 shall be removed.

GRAPHIC SCALE



CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Cumberland County Regional Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Cumberland County Planning Commission, and that said plat has been approved for recording in the Office of the Register of Cumberland County, Tennessee.

Date Signed _____ Secretary, Cumberland County Planning Commission

Flood Note:
This property is not located within a special flood hazard area as determined by FEMA. Subject property lies within Zone X. Zone X is defined as areas outside the 100 year flood. Reference FEMA Firm Map 47035C0213D, effective on 11/16/2007.

Notes:
This survey has been made using the latest recorded deeds and other information, and there are no encroachments or projections other than those shown hereon. This survey is subject to the findings of a title report. This parcel is subject to all restrictions, covenants, and easements applicable.

Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate:
Easements, other than possible easements that were visible at the time of making of this survey: Building set backs lines:
Restrictive covenants: Subdivision restrictions:
Zoning or other land-use regulations, and any other facts that an accurate and current title search may disclose.

THE PURPOSE OF THIS REVISION IS TO REMOVE THE LIMITED COMMON PROPERTY AS SHOWN ON PLAT 12 PAGE 713, LOTS 30 & 31. THIS AREA IS NOW INCLUDED IN THE AREA OF LOTS 30 & 31. THE TOTAL AREA OF THESE TWO LOTS IS NOW 0.350 AC AND 0.435 AC RESPECTIVELY.

FUTURE DEVELOPMENT
FGH LAND TENNESSEE, LLC
P.O. BOX 1081
MAPLEWOOD, NJ 07040
DEED BOOK 1501 PAGE 1650

FUTURE DEVELOPMENT
FGH LAND TENNESSEE, LLC
P.O. BOX 1081
MAPLEWOOD, NJ 07040
DEED BOOK 1501 PAGE 1650

LIMITED COMMON PROPERTY AREA (0.088 AC) TO BE DIVIDED BETWEEN LOTS 30 AND 31. THE ORIGINAL LOT 30 GAINS 0.045 Ac AND THE ORIGINAL LOT 31 GAINS 0.043 Ac.

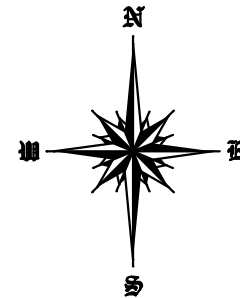
N 07°46'39" E 13.56'
N 07°16'39" E 78.15'
N 07°39'13" W 78.15'
N 07°07'13" W 78.15'
N 68°12'38" E 134.65'
N 55°18'51" E 193.14'
N 42°14'44" W 102.38'
S 45°29'08" W 197.40'

Total
0.350 Acres ±
15,242 Sq. Ft.

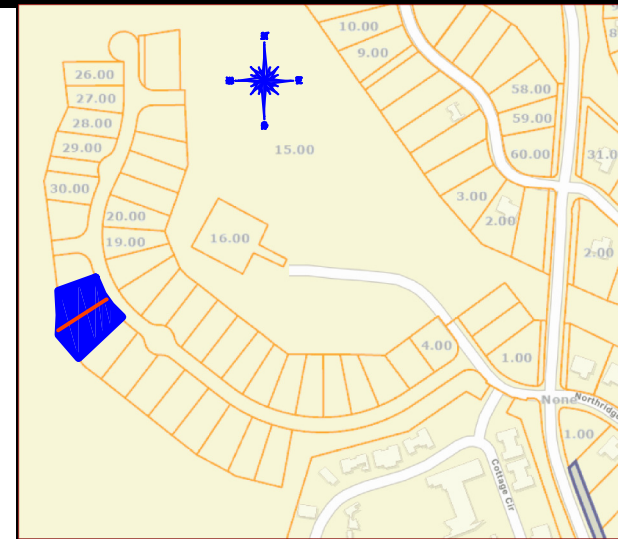
Total
0.435 Acres ±
18,959 Sq. Ft.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	400.00'	80.02'	79.89'	S 27°31'15" E	11°27'45"
C2	400.00'	78.63'	78.50'	S 38°53'00" E	11°15'45"

NOTE: BEARINGS ARE RELATIVE TO NAD 83 (NSRS2011)



FUTURE DEVELOPMENT
FGH LAND TENNESSEE, LLC
P.O. BOX 1081
MAPLEWOOD, NJ 07040
DEED BOOK 1501 PAGE 1650



VICINITY MAP (NTS)

GPS NOTES:

- 1) Class of survey: IV
- 2) Type of GPS field procedure: RTK
- 3) Dates of survey: xx/xx/2025
- 4) Datum/Epoch: NAD83 (2011) Epoch 2010
- 5) Published/Fixed-control use: TDOT CORS Station TN23
N: 578,937.13
E: 2,264,792.02
Z: 1,825.33
- 6) Geoid model: Geoid 18
- 7) Combined grid factor(s): 0.99986673
- 8) Units: US Survey Feet
- 9) Sokkia GCX3-H: 10mm + 0.8 ppm, V: 15 mm + 1.0 ppm

SURVEYOR'S CERTIFICATE:
I hereby certify that this is a category IV RTK GPS survey which meets all the technical requirements set forth by the Tennessee State Board of Examiners for land surveyors. The survey shown hereon was performed by me or under my direct supervision, and in compliance with the current Tennessee Minimum Standards of Practice, as defined under rule 0820-03-07, effective May 7, 2025.

Date Of Signature _____ John Chris Sexton TN # 1898

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, and parks as shown to the public or private use noted. I (we) further acknowledge that any change to this subdivision constitutes a resubdivision and requires the approval of the Planning Commission.

Date Signed _____ Owner's Signature _____

CHRIS SEXTON SURVEYING

467 Southridge Cir.
Crossville, TN.
38555
615.785.3609
931.787.6943
email:

chris.sexton53@gmail.com
www.chrissextonsurveying.com

BOUNDARY LINE ADJUSTMENT SURVEY
FGH LAND TENNESSEE, LLC
P.O. BOX 1531 FAIRFIELD GLADE, TN 38558
LOCATED IN THE SECOND CIVIL DISTRICT OF CUMBERLAND COUNTY, TENNESSEE, IN THE FAIRFIELD GLADE COMMUNITY
DEED BOOK 1501 PAGE 1650
REGISTER'S OFFICE OF CUMBERLAND COUNTY

TAX MAP REF.:	CHECKED BY:
MAP: 066H GROUP D	JCS, JPS
PARCELS: 033.00 & 034.00	SCALE:
SURVEYED BY:	1" = 60'
JCS	PROJECT NUMBER:
DRAWING DATE:	2025-099
11/21/2025	FILE NAME:
DRAWN BY:	C:\CARLSON\2025\BARRY FIELD-MAPLE-LOTS 30-31 REVISED.dwg
JCS, JPS	

SHEET NUMBER: 1 OF 1

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, and parks as shown to the public or private use noted. I (we) further acknowledge that any change to this subdivision constitutes a resubdivision and requires the approval of the Planning Commission.

Date Signed _____ Owner's Signature _____

Date Signed _____ Owner's Signature _____

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the level of accuracy required by the Cumberland County Regional Planning Commission and that the monuments have been placed as shown herein, to the specifications of the Cumberland County Regional Planning Commission.

11-14-2025

Date Signed

Rusty Norrod

Registered Land Surveyor
Tennessee Number: 2635

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Cumberland County Regional Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Cumberland County Planning Commission, and that said plat has been approved for recording in the Office of the Register of Deeds of Cumberland County, Tennessee.

Date Signed _____ Secretary, Cumberland County Planning Commission _____

GPS CERTIFICATION:

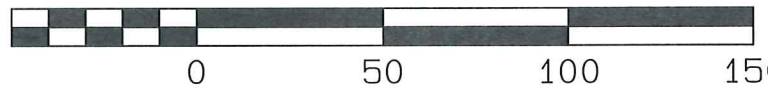
I, Rusty L. Norrod, hereby certify that this map was drawn under my supervision from an actual GPS & Conventional Survey made under my supervision and the following information was used to perform the survey:

- (a) Type of Survey: Real Time Kinematic
- (b) Positional Accuracy: 0.05 feet
- (c) Date of (original) field survey: November 7th, 2025
- (d) Datum/Epoch: NAD83(2011) Epoch 2010.00
- (e) Published/Fixed Control Used: TDOT CORS Network
- (f) Geoid model: Geoid 12A
- (g) All distances shown are GRID DISTANCES.

NOTES:

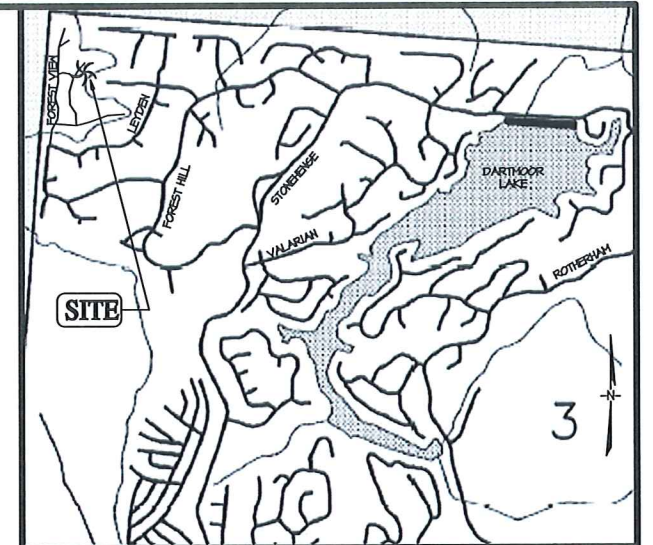
1. This survey is prepared from the current deed of record and does not represent a title search or a guarantee of title and is subject to any state of facts a current accurate title search will reveal.
2. This survey is subject to any easements, rights-of-way, restrictions and/or exceptions which may affect said survey.
3. Source of Title: Tax Map 53J Group C
Parcel 12.00: Record Book 1389, Page 557
Parcel 13.00: Record Book 1389, Page 555
Parcel 14.00: Record Book 1389, Page 555
4. Any future construction must fall within the current setback restrictions.
5. Location of utilities is approximate. Contact the appropriate utility for location of underground services.
6. No areas of the subject property depicted on this plat are in a Special Flood Hazard Area according to the FEMA FIRM # 47035C0195D, Dated 11/16/07.

GRAPHIC SCALE 1"=50'



COMMON PROPERTY

"OTTER CREEK"
(PB 10, PAGE 354)
BLOCK 3
FAIRFIELD GLADE
COMMUNITY CLUB
(MAP 53J GROUP C PARCEL 17.01)
(RB 1713, PAGE 2150)



Vicinity (N.T.S.)

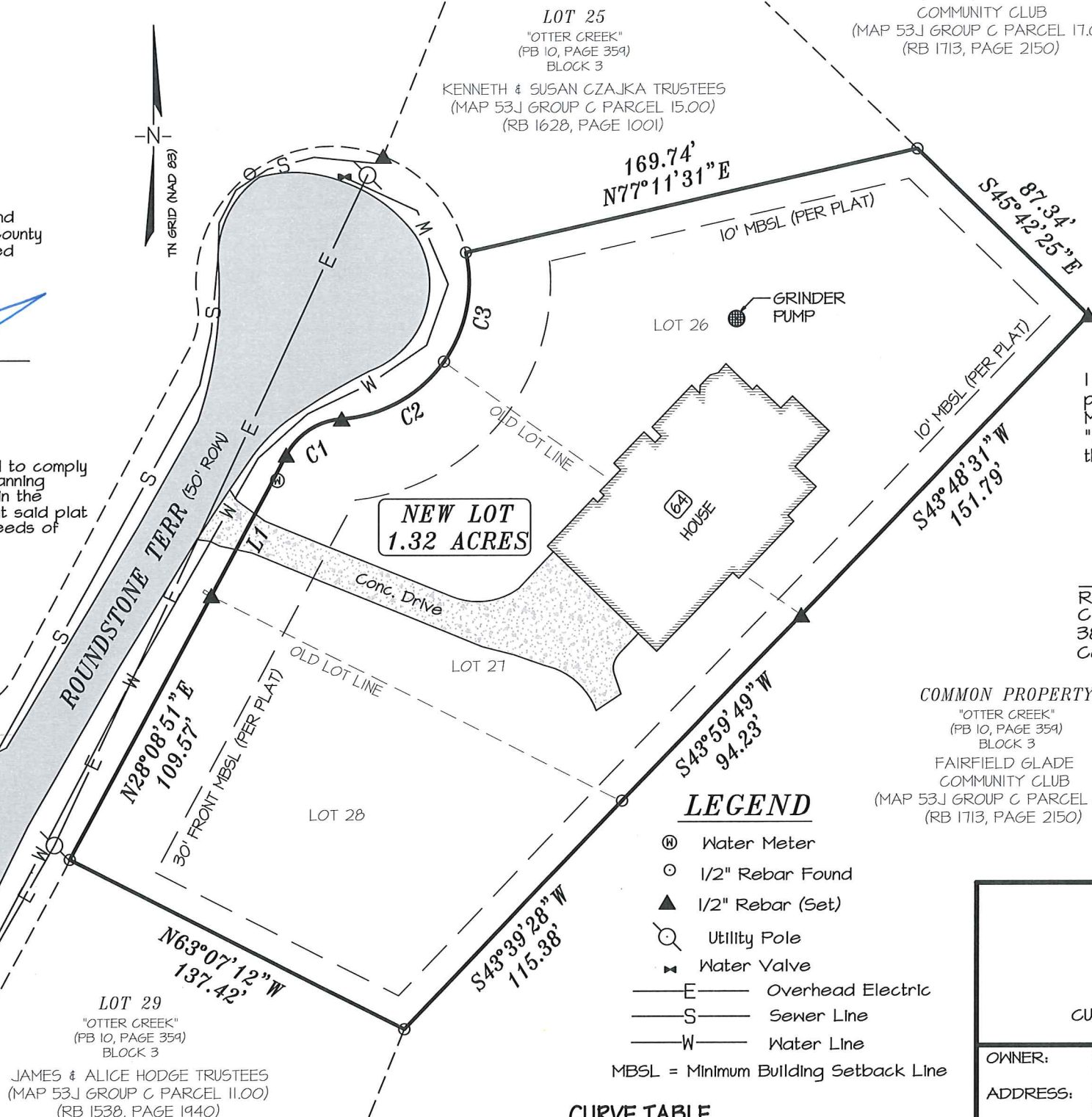
I hereby certify that the survey shown hereon was performed in compliance with the current Tennessee Minimum Standards of Practice and that it is a category "I and IV" survey and that the survey meets or exceeds the accuracy requirements thereof.

Rusty Norrod
REGISTERED LAND SURVEYOR
AGRICULTURE
11-14-2025

Rusty Norrod, R.L.S. #2635, Date
Clinton Surveying, LLC
380 South Lowe Avenue, Suite 6
Cookeville, TN 38501

COMMON PROPERTY

"OTTER CREEK"
(PB 10, PAGE 354)
BLOCK 3
FAIRFIELD GLADE
COMMUNITY CLUB
(MAP 53J GROUP C PARCEL 17.01)
(RB 1713, PAGE 2150)



LEGEND

- ⊗ Water Meter
- 1/2" Rebar Found
- ▲ 1/2" Rebar (Set)
- ⊕ Utility Pole
- ⊗ Water Valve
- E— Overhead Electric
- S— Sewer Line
- W— Water Line

MBSL = Minimum Building Setback Line

CURVE TABLE

LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
C1	25.21'	N57°00'14"E	25.00'	57°46'09"	24.15'	13.79'
C2	44.13'	N60°37'07"E	50.00'	50°34'02"	42.71'	23.62'
C3	41.88'	N11°27'03"E	50.00'	47°59'39"	40.67'	22.26'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N28°06'36"E	58.34'

25-141

**FINAL PLAT OF
CZAJKA COMBINATION**

"OTTER CREEK"
(PB 10 PAGE 354)
BLOCK 3, LOTS 26-28
PRESENTED TO
CUMBERLAND COUNTY PLANNING COMMISSION
2nd Civil District, Cumberland County, Tennessee

OWNER: KENNETH & SUSAN CZAJKA	SURVEYOR: Clinton Surveying LLC
ADDRESS: 64 Roundstone Terrace Fairfield Glade, TN 38558	ADDRESS: 380 S.Lowe Ave. Suite 6 Cookeville, TN 38501
TELEPHONE: 431-250-3554	TELEPHONE: 431-312-0146
ENGINEER: NA	ACREAGE SUBDIVIDED: 0.61 Acres
ADDRESS: NA	NUMBER OF LOTS: 01
TELEPHONE: NA	SCALE: 1" = 50' DATE: 11-14-25
	TAX MAP REFERENCE: MAP 53J Group C Parcels 12.00 - 14.00

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, and parks as shown to the public or private use noted. I (we) further acknowledge that any change to this subdivision constitutes a resubdivision and requires the approval of the Planning Commission.

Date _____ Owner _____

Date _____ Owner _____

Registered Land Surveyor

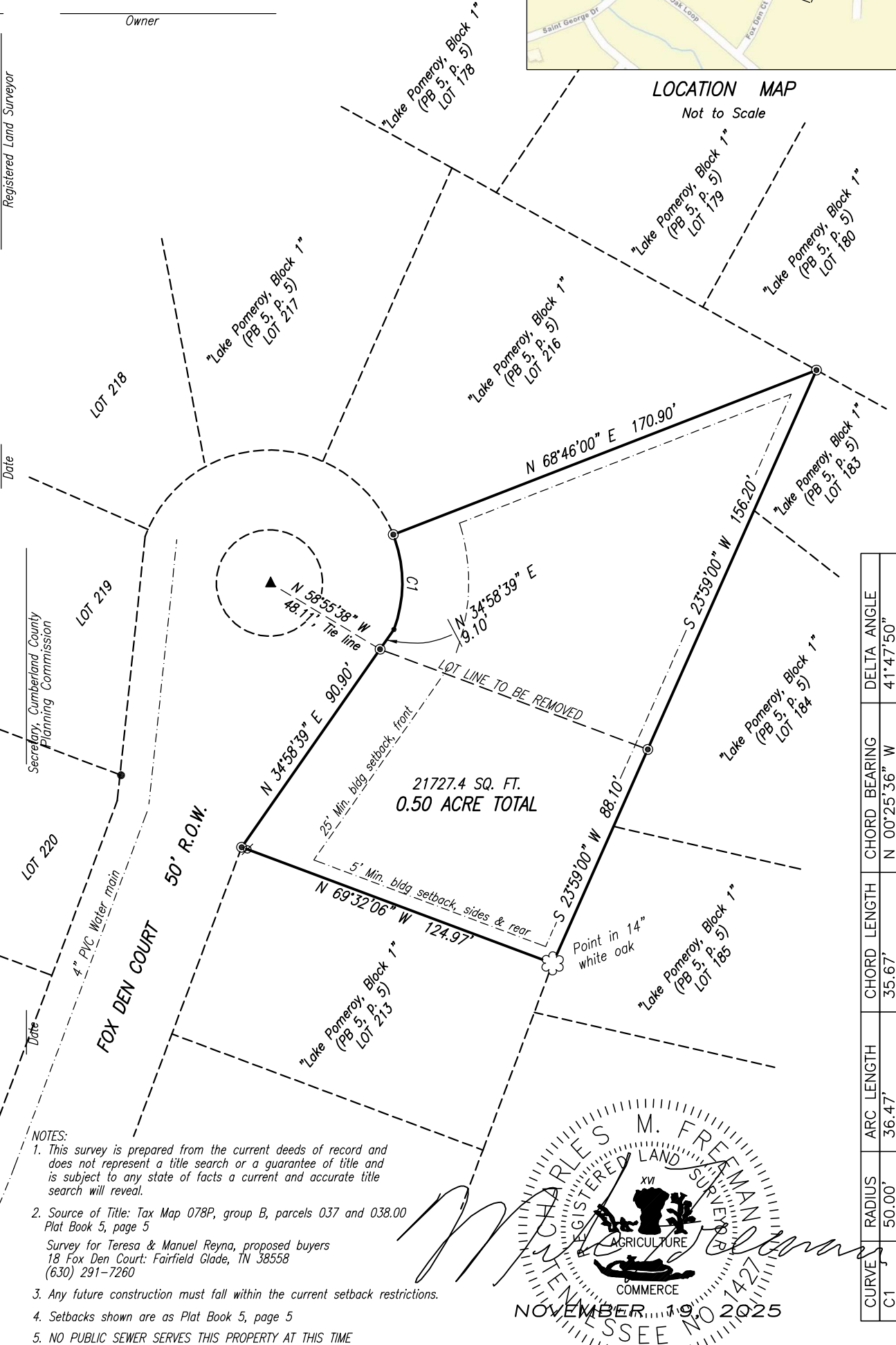


LOCATION MAP
Not to Scale

CERTIFICATE OF ACCURACY
I hereby certify that the plan shown and described hereon is a true and correct survey to the level of accuracy required by the Cumberland County Regional Planning Commission and that the monuments have been placed as shown herein to the specifications of the Cumberland County Planning Commission.

CERTIFICATE OF APPROVAL FOR RECORDING
I hereby certify that this Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Cumberland County Regional Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Cumberland County Planning Commission, and that said plat has been approved for recording in the Office of the Register of Deeds of Cumberland County, Tennessee.

CERTIFICATE OF APPROVAL FOR RECORDING
I hereby certify that this Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Cumberland County Regional Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Cumberland County Planning Commission, and that said plat has been approved for recording in the Office of the Register of Deeds of Cumberland County, Tennessee.



21727.4 SQ. FT.
0.50 ACRE TOTAL

- NOTES:**
1. This survey is prepared from the current deeds of record and does not represent a title search or a guarantee of title and is subject to any state of facts a current and accurate title search will reveal.
 2. Source of Title: Tax Map 078P, group B, parcels 037 and 038.00 Plat Book 5, page 5
Survey for Teresa & Manuel Reyna, proposed buyers
18 Fox Den Court: Fairfield Glade, TN 38558
(630) 291-7260
 3. Any future construction must fall within the current setback restrictions.
 4. Setbacks shown are as Plat Book 5, page 5
 5. NO PUBLIC SEWER SERVES THIS PROPERTY AT THIS TIME

Having consulted the FEMA Flood Insurance Rate Map (FIRM), 47035C0355D, dated November 16, 2007, I found that this property does NOT lie in a Special Flood Zone.

I hereby certify that this survey has been made using the latest recorded deed, that there are no encroachments or projections other than those shown and that this survey is correct to the best of my knowledge and belief.

I hereby certify that this is a Category 2 Survey and that the error of closure of the unadjusted traverse exceeds 1:7500 and that this survey was performed in compliance with the current Tennessee Standards of Practice for Land Surveying.

SUBJECT TO any and all restrictions, covenants, conditions, planning commission and zoning ordinances, rights of way, and easements, if any, affecting said land.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	36.47'	35.67'	N 00°25'36" W	41°47'50"

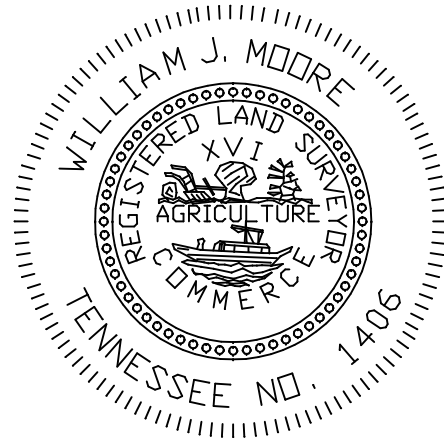
LEGEND

- These standard symbols will be found in the drawing.
- ⊙ 1/2" DIAMETER REBAR SET
 - 1/2" DIAMETER REBAR FOUND
 - ▲ NAIL FOUND
 - UNMONUMENTED POINT
 - ∅ UTILITY POLE

FINAL PLAT
COMBINATION OF LOTS 214 & 215
BLK 1 - LAKE POMEROY ADDITION TO
FAIRFIELD GLADE
Second Civil District Cumberland County
Scale 1" = 50'
November 19, 2025
Mike Freeman, Land Surveyor
118 Exeter Drive Crossville, TN 38558

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I AM A SURVEYOR, LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE. THE INDICATED MONUMENTS WERE IN PLACE ON THE 1st DAY OF DECEMBER, 2025. I FURTHER CERTIFY THAT I HAVE SURVEYED THIS HEREON DESCRIBED PROPERTY, THAT THIS PLAT CORRECTLY DEPICTS THE RESULTS OF SAID SURVEY, THAT SAME IS TRUE AND CORRECT TO THE BEST OF MY INFORMATION, KNOWLEDGE, AND BELIEF, AND THAT THE SURVEY MEETS CATEGORY IV ACCURACY SPECIFICATIONS, AND THAT THE SURVEY WAS PERFORMED TO THE MINIMUM STANDARDS FOR LAND SURVEYING IN TENNESSEE.



CERTIFICATION OF EXISTING STATE OR COUNTY ROAD

I hereby certify that the road shown on this plat has the status of an accepted road regardless of current condition.

Date Signed _____ Signature of Cumberland County Road Superintendent _____

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Cumberland County Regional Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Cumberland County Planning Commission, and that said plat has been approved for recording in the Office of the Register of Cumberland County, Tennessee.

Date Signed _____ Secretary, Cumberland County Planning Commission _____

CERTIFICATE OF ACCURACY AND PRECISION

I hereby certify that the plan shown and described hereon is a true and correct Class survey, and the ratio of precision is 1:_____ performed in accordance to current Tennessee Standards of Practice for Land Surveyors. I further certify that the monuments have been placed as shown hereon, to the specifications of the Cumberland County Planning Commission.

Date Signed _____ Surveyor's Signature _____

NOTE: May use Class A or Class B survey procedures only.



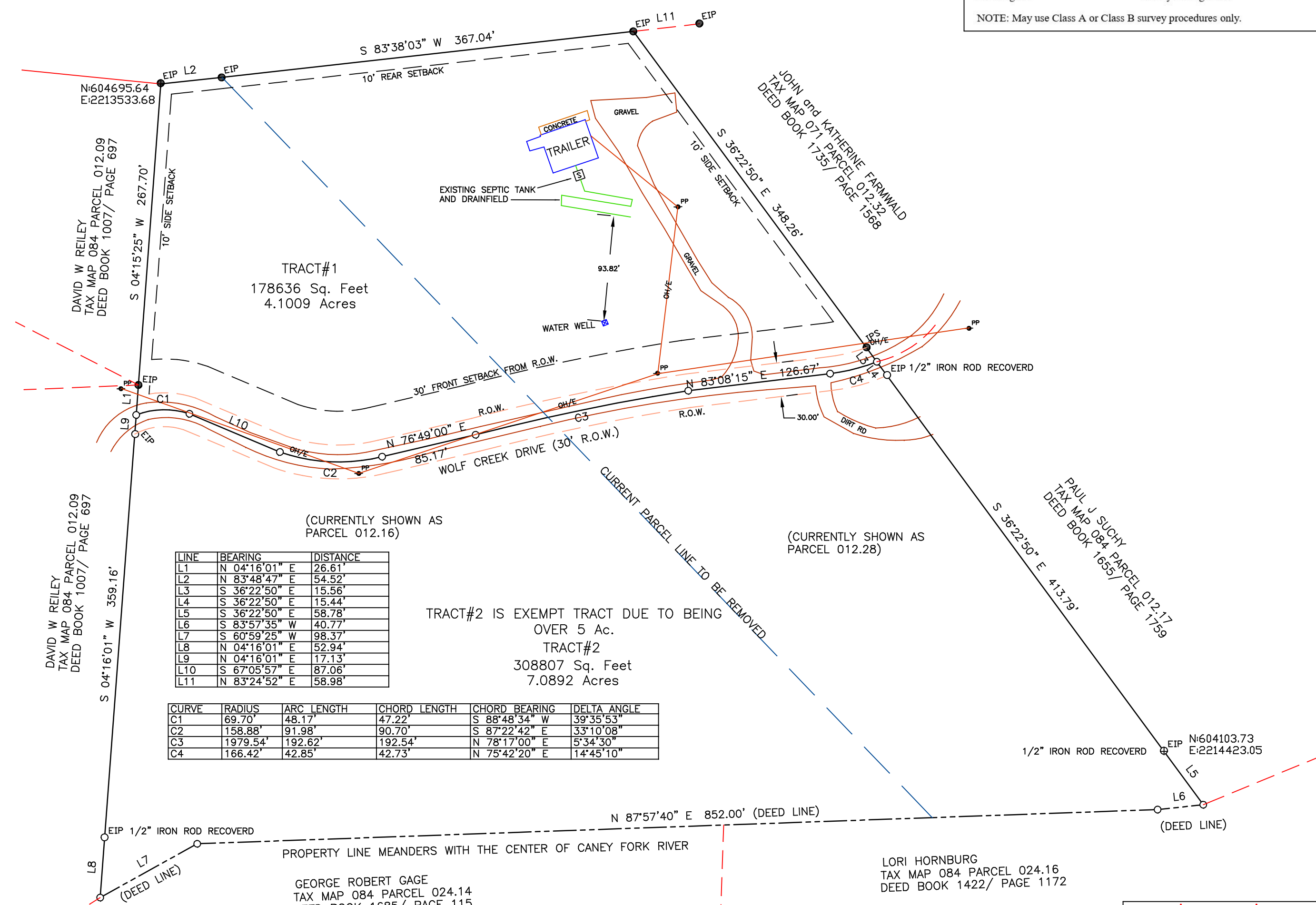
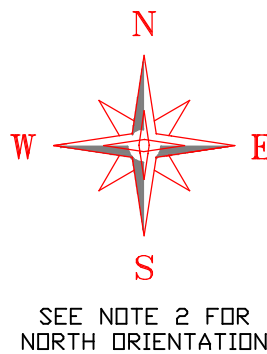
LOCATION MAP NTS

NOTES:

- IRON PINS FOUND OR SET AT ALL CORNERS UNLESS NOTED ON PLAT.
- GRID NORTH IS BASED UPON TNNAD 83. DISTANCES HAVE NOT BEEN REDUCED TO GRID.
2A. FIXED CONTROL STATION LISTED AS FOLLOWS:
AUTONOMOUS GNSS BASE LATITUDE N 35deg 59'29.3165" W -85deg 10'13.25125"
- BEING ALL OF TAX MAP 084 PARCELS 012.16 AND 012.28 BOTH BEING IN DEED BOOK 1492 PAGE 785 AND BEING RECORDED IN THE CUMBERLAND COUNTY REGISTER OF DEEDS OFFICE.
- NO TITLE OPINION WAS PROVIDED FOR THIS SURVEY, THEREFORE EASEMENTS AND RIGHT OF WAYS NOT SHOWN MAY EXIST.
- SURVEY WAS PREPARED UTILIZING THE MOST RECENT RECORDED DOCUMENTS FOR THE SUBJECT AND SURROUNDING PROPERTIES. SURVEY IS SUBJECT TO ANY FINDING REVEALED BY AN ACCURATE TITLE SEARCH. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY IS NOTED HEREON. THIS SURVEY IS PREPARED UTILIZING THE CURRENT DEED OF RECORD. THE BOUNDARY SHOWN IS SUBJECT TO CHANGE IF THE SURVEYOR IS PRESENTED WITH ANY DOCUMENTATION NOT KNOWN OF AT THE TIME OF THIS PLAT THAT IS DEEMED ESSENTIAL TO ESTABLISHING THE CORRECT BOUNDARY LINE.
- THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT THE EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON SAID SURVEY SHOWN HERE-ON.
HTS MAY OR MAY NOT EXIST ON THE SUBJECT PROPERTY.
- THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DETERMINATION OR LOCATION OF ANY UNDERGROUND CONDITIONS NOT VISIBLE AND INCLUDED BUT NOT LIMITED TO SOIL GEOLOGICAL CONDITIONS PHYSICAL, DEVICES AND PIPELINES OR BURIED CABLES AND SHALL NOT BE RESPONSIBLE FOR ANY LIABILITY THAT MAY ARISE OUT OF THE MARKING OF OR FAILURE TO MAKE SUCH DETERMINATION OR LOCATION OF ANY SUBSURFACE CONDITIONS FOR UNDERGROUND UTILITY LOCATION CALL 811.
- A PORTION OF TRACT #2 PROPERTY DOES EXIST WITHIN A FLOOD ZONE ACCORDING TO FEM FLOOD MAPS. TRACT# 1 DOES NOT EXIST WITHIN A FLOOD ZONE SEE 470350285D EFFECTIVE DATE 11/16/2007.
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. DECLARATION IS MADE TO THE PARTIES NAMED HEREON AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- A BOUNDARY SURVEY DOES NOT DETERMINE LAND OWNERSHIP. A PROFESSIONAL LAND SURVEYOR ONLY PROVIDES AN OPINION OF PREVIOUSLY DESCRIBED BOUNDARY LINES WHICH MAY OR MAY NOT BE UPHOLD BY A COURT OF LAW. UNWRITTEN RIGHTS MAY OR MAY NOT EXIST ON THE SUBJECT PROPERTY.

WILLIAM J. MOORE RLS#1406 DATE: 12-01-2025

JOHN and KATHERINE FARMWALD
TAX MAP 071 PARCEL 012.17
DEED BOOK 1507/ PAGE 2411



LINE	BEARING	DISTANCE
L1	N 04°16'01" E	26.61'
L2	N 83°48'47" E	54.52'
L3	S 36°22'50" E	15.56'
L4	S 36°22'50" E	15.44'
L5	S 36°22'50" E	58.78'
L6	S 83°57'35" W	40.77'
L7	S 60°59'25" W	98.37'
L8	N 04°16'01" E	52.94'
L9	N 04°16'01" E	17.13'
L10	S 67°05'57" E	87.06'
L11	N 83°24'52" E	58.98'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	69.70'	48.17'	47.22'	S 88°48'34" W	39°35'53"
C2	158.88'	91.98'	90.70'	S 87°22'42" E	3°11'08"
C3	1979.54'	192.62'	192.54'	N 78°17'00" E	3°34'30"
C4	166.42'	42.85'	42.73'	N 75°42'20" E	14°45'10"

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all roads, utility lines and easements as shown to the public or private use noted. I (we) further acknowledge that any change to this subdivision constitutes a resubdivision and requires the approval of the Planning Commission.

Date Signed _____ Owner's Signature _____
Owner's Signature _____

GLOBAL POSITIONING SYSTEM (GPS) DATA
Percent of Survey Conducted with GPS: 100%
GPS Manufacturer and Model: Hemisphere, S631 GNSS RTK
GPS Survey Type (equal frequency receivers): RTK
Relative Position Accuracy: Meets or Exceeds +/- 0.06' + 100PPM
Solution Date: 11/21/2025
Tennessee State Plane
USA/NAD83/ TNAD83

Legend

- WB WARRANTY DEED BOOK
- PG PAGE
- POINT NOT SET
- PP UTILITY POLE
- IPS IRON PIN SET (CENOTED MOORE #1406)
- EIP 1/2" IRON ROD (CENOTED PUGH CAP)



MOORE ENGINEERING AND SURVEING
PROFESSIONAL LICENSED ENGINEER AND SURVEYOR

865-354-2236

192 CABOT LANE
ROCKWOOD, TN 37854

SURVEY AS ORDERED BY
EDWIN K and TONYA BEATY
547 BRISTOW ROAD
Crossville, TN 38571

DATE: 12/01/2025	PROJECT#20251037		
SCALE: 1"=80'	DRAWN BY: RCH	0 12/01/2025	ORIGINAL ISSUE
		NO.	DATE DESCRIPTION OF REVISION

GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.

SUBDIVISION PLAT OF
EMILY MICHELLE ARNOLD
TAX MAP 084 PARCELS 012.16 AND 012.28
8th CIVIL DISTRICT OF CUMBERLAND COUNTY TENNESSEE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREET, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. I (WE) FURTHER ACKNOWLEDGE THAT ANY CHANGE TO THIS SUBDIVISION CONSTITUTES A RESUBDIVISION AND REQUIRES THE APPROVAL OF THE PLANNING COMMISSION.

DATE _____ OWNER _____

DATE _____ OWNER _____

CERTIFICATE OF ACCURACY AND PRECISION

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT CATEGORY 1 SURVEY, AND THE RATIO OF PRECISION IS 1:10,000, PERFORMED IN ACCORDANCE TO CURRENT TENNESSEE STANDARDS OF PRACTICE FOR LAND SURVEYORS. I FURTHER CERTIFY THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE CUMBERLAND COUNTY PLANNING COMMISSION.

DATE _____ REGISTERED ENGINEER OR SURVEYOR
RL5#2171

CERTIFICATE OF EXISTING WATER LINES OR OTHER UTILITIES

I HEREBY CERTIFY THAT THE WATER LINES AND/OR OTHER UTILITIES SHOWN HEREON ARE IN PLACE AND ARE OPERATED AND MAINTAINED BY THE _____ WATER UTILITY DISTRICT TO SERVE THE PROPERTY HEREIN SUBDIVIDED.

DATE _____ SIGNATURE OF WATER OR OTHER UTILITY DISTRICT REPRESENTATIVE _____

CERTIFICATE OF EXISTING STATE OR COUNTY ROAD

I HEREBY CERTIFY THAT THE ROAD SHOWN ON THIS PLAT HAS THE STATUS OF AN ACCEPTED ROAD REGARDLESS OF CURRENT CONDITION.

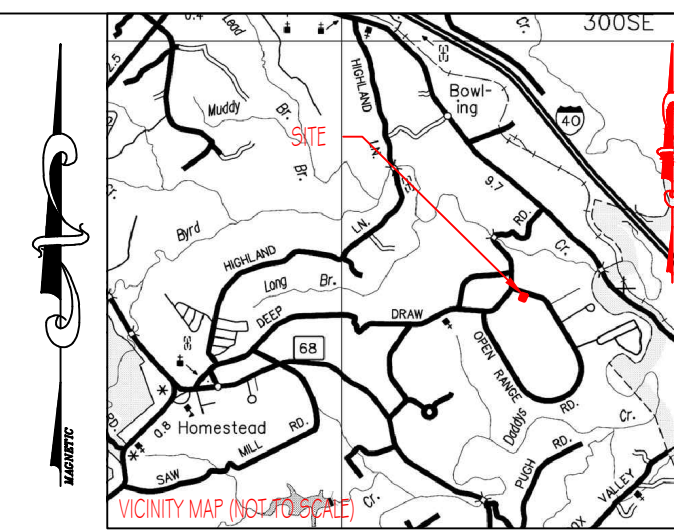
DATE _____ SIGNATURE OF CUMBERLAND COUNTY ROAD SUPERINTENDENT _____

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE OFFICIAL MINUTES OF THE CUMBERLAND COUNTY PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF CUMBERLAND COUNTY, TENNESSEE.

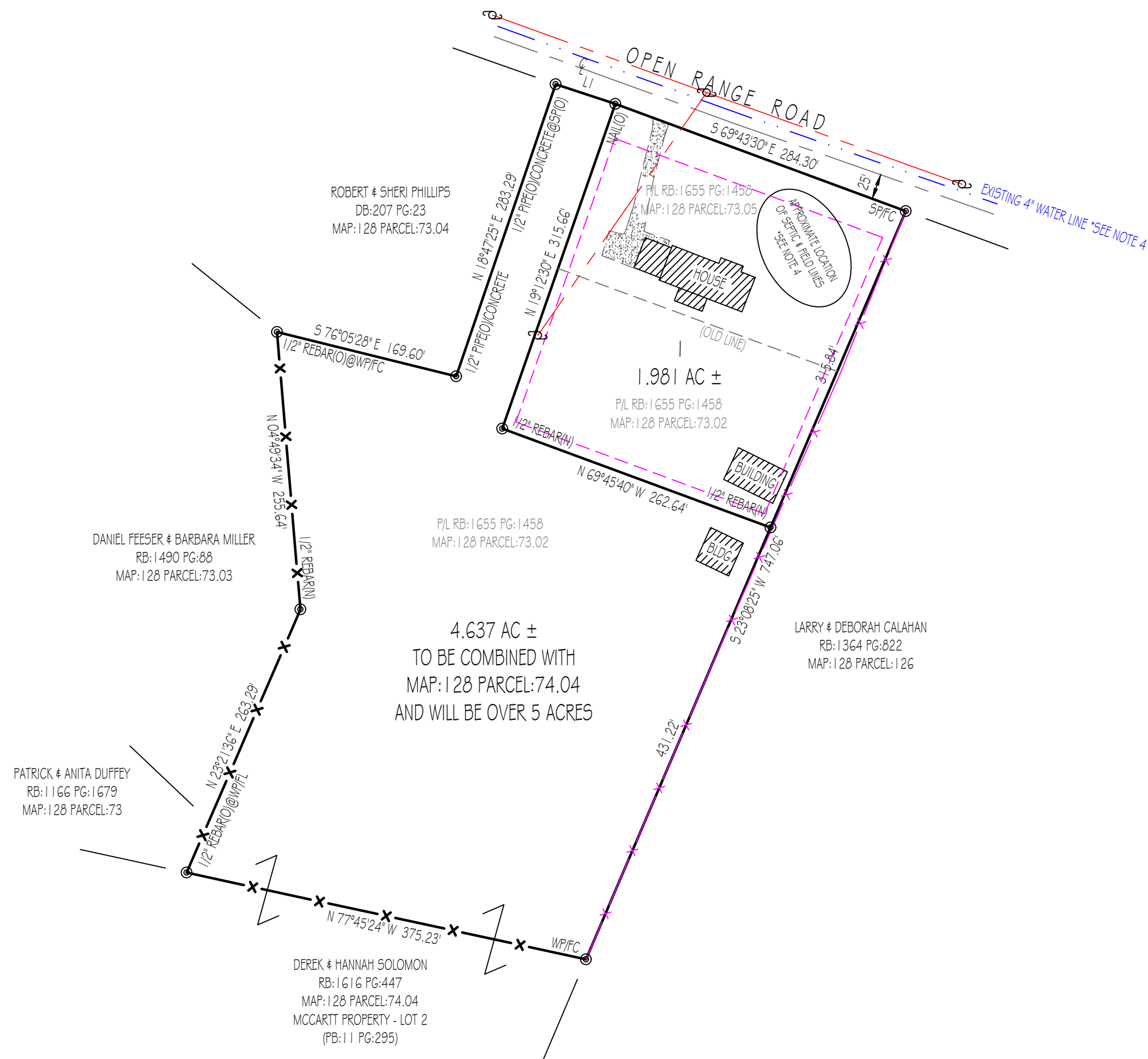
DATE _____ SECRETARY, CUMBERLAND COUNTY PLANNING COMMISSION _____

LINE	BEARING	DISTANCE
L1	S 71°51'29" E	57.70'



NOTES:

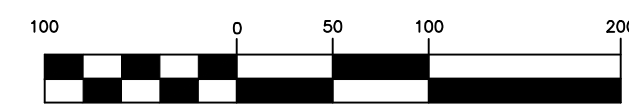
1. THIS SURVEY WAS CONDUCTED FROM THE CURRENT DEED OF RECORD AND IS SUBJECT TO ANY INFORMATION WHICH A TITLE SEARCH WOULD REVEAL.
2. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS AND/OR LEASES WHICH COULD AFFECT THE PROPERTY.
3. THIS PROPERTY IS NOT IN A FLOOD ZONE, TO THE BEST OF MY KNOWLEDGE, ACCORDING TO FIRM MAP #47035C0345D, EFFECTIVE NOVEMBER 16, 2007.
4. INFORMATION FROM UTILITY COMPANY WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED TO CONTACT THE UTILITY COMPANY OR DIAL 811.
5. IF THE STRUCTURE IS EVER DESTROYED, IF REPLACED IT MUST BE WITHIN THE BUILDING SETBACKS.
6. MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
FRONT:
LOCAL: 30'
COLLECTOR: 40'
ARTERIAL: 50'
SIDE: 10'
REAR: 10'



LEGEND

- (N) (NEW)
- (O) (OLD)
- C CENTERLINE
- ⊕ POWER POLE
- X- FENCELINE
- FC FENCE CORNER
- FL FENCE LINE
- WP WOOD POST
- SP STEEL POST

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1:10,000.

ALLEN MAPLES, JR.
RL5#2171

FINAL PLAT FOR LOCKHART DIVISION PRESENTED TO CUMBERLAND COUNTY PLANNING COMMISSION	
OWNER: SCOTT LOCKHART	SURVEYOR: ALLEN MAPLES LAND SURVEY
ADDRESS: 3202 DEEP DRAW ROAD	ADDRESS: 38 MAYBERRY STREET
CROSSVILLE, TN 38555	SPARTA, TN 38583
TELEPHONE: (931) 335-9819	TELEPHONE: (931) 837-5446
PL: SEE PLAT	TAX MAP: SEE PLAT
DATE: 11/17/2025	4TH C.D. - WHITE COUNTY, TN
SCALE: 1"=100'	ACREAGE SUBDIVIDED: 1.981 AC ±
DRAWING # 25-379 C	NUMBER OF LOTS: 1